



## 70 Old Exeter Street, Chudleigh - TQ13 0JX

Offers in excess of £200,000 Freehold

This Charming Cottage is located close to the Heart of Chudleigh Town Centre. It is Ideal for a First Time Buyer or Investor. It has on Road Parking and Rear Garden with a Workshop.

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 3.75m x 3.05m (12'4" x 10'0")  
Kitchen/Dining Room: 3.97m x 3.10m (13'10" x 10'2")  
Sun Room: 3.50m x 2.20m (11'6" x 7'3")  
Bedroom: 4.06m x 3.05m (13'4" x 10'0")  
Bathroom: 3.67m x 1.70m (12'0" x 5'7")  
Attic Room: 7.10m x 3.53m (23'4" x 11'7")

### USEFUL INFORMATION:

Heating: Gas central heating  
Services: Mains electricity, mains gas, mains water, and drainage  
Local Authority: Teignbridge District Council  
Council Tax Band: B (£2074.12 p.a 2026/27)  
EPC Rating: D  
Tenure: Freehold

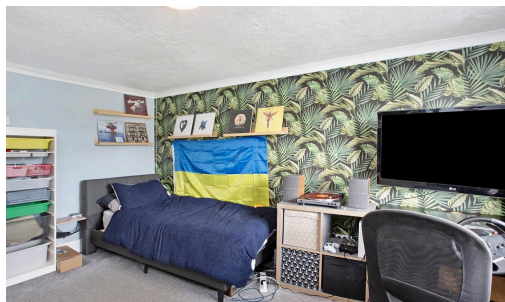
### STEP OUTSIDE:

From the rear of the cottage, you step out onto a decked seating area, which leads down to the gravelled garden. At the far end is a useful workshop, with an additional side section providing discreet storage for bins. A large access gate to the side allows for convenient entry, making garden maintenance possible without needing to pass through the property.



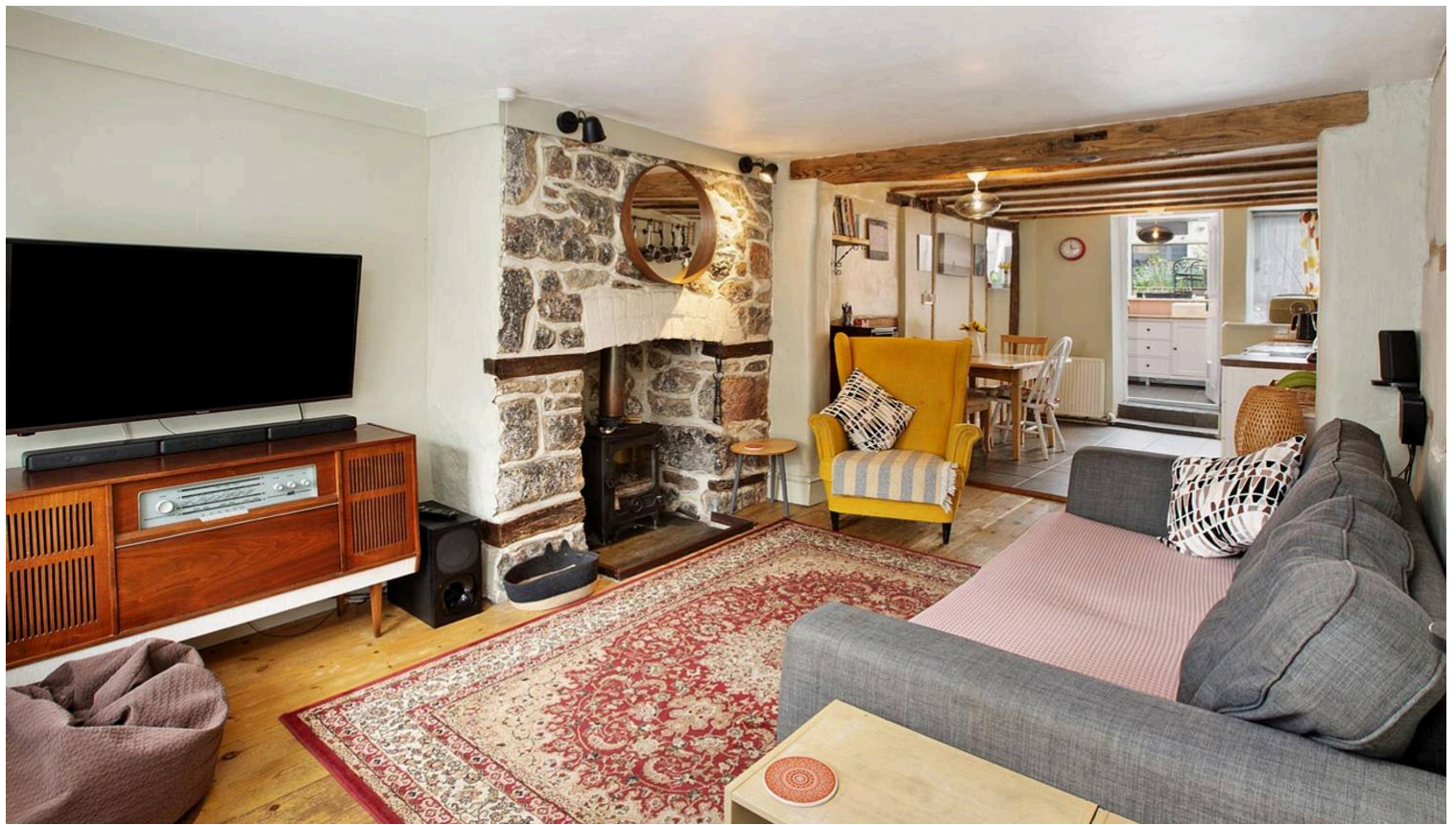
### AGENTS INSIGHT:

"This delightful character property combines original charm with modern living. With spacious rooms, an exposed stone fire surround with a woodburner and traditional wooden beams, it offers plenty of character throughout. The property is located just a short walk from Chudleigh town centre, offering easy access to local amenities, schools, and transport routes. A nearby car park offers the convenience of purchasing an annual parking permit, alleviating concerns about the lack of allocated parking. Viewing is highly recommended to fully appreciate everything this property has to offer including the added potential of the loft room, currently used as an unofficial second bedroom."



### LOCATION:

This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup and mother and toddler group. There are churches of most denominations and sporting facilities include horse riding, football, cricket and bowls. The town is ideally situated within easy reach of the coast at Teignmouth and Torbay and of the beautiful Dartmoor National Park. The A38, which by-passes the town, gives easy access to the cities of Plymouth and Exeter and the motorway system. The market town of Newton Abbot is around 5 miles way.



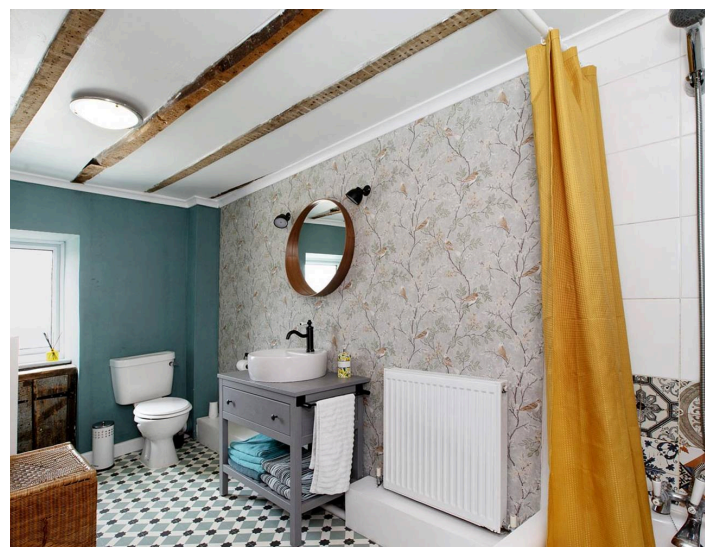
#### STEP INSIDE:

This delightful character property provides generously proportioned accommodation arranged over three floors. Upon entering, you are welcomed into an open-plan living room and kitchen, featuring a striking exposed stone chimney breast with a wood-burning stove that forms a charming focal point. Traditional wooden beams, timber flooring and an attractive feature stone wall further enhance the home's rustic appeal.

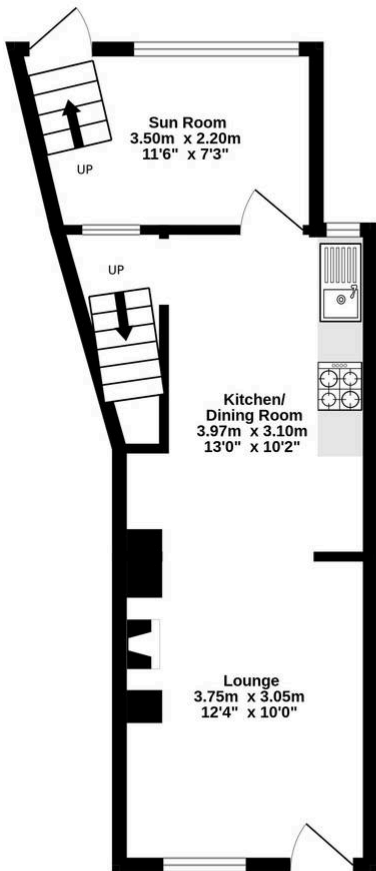
The kitchen area, set on a tiled floor, offers fitted cupboards, worktop space, and room for a cooker and washing machine, along with ample space for a dining table and chairs. A few steps lead to an additional room, ideal as a social area or utility space, with stairs providing access up to the rear garden.

From the kitchen, stairs rise to the first-floor landing, where you will find a modern bathroom and a spacious double bedroom. Positioned at the front of the property, the bedroom is a comfortable retreat with a wooden-framed double-glazed window overlooking the street, complemented by a decorative fireplace that adds to its character. The family bathroom is fitted with a panelled bath with mixer tap shower attachment, a pedestal wash basin, and a WC.

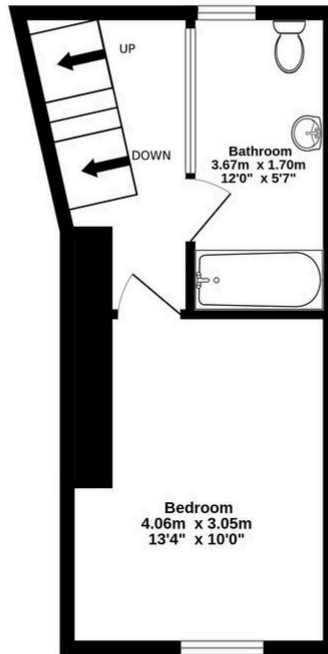
A steep staircase from the first-floor landing leads up to the loft room/second bedroom. This versatile space is bright and airy, benefiting from Velux windows to both the front and rear. The gas-fired combination boiler is neatly housed within a cupboard under the eaves.



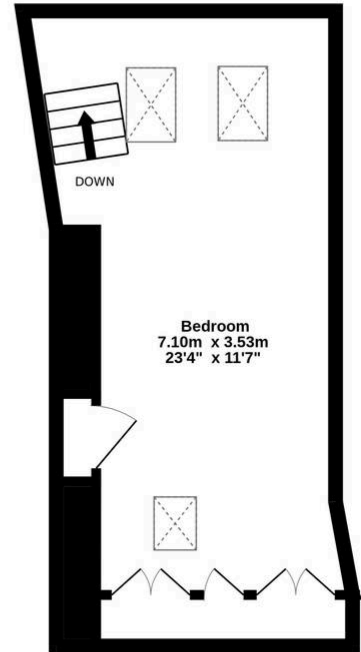
Ground Floor  
31.3 sq.m. (337 sq.ft.) approx.



1st Floor  
24.3 sq.m. (262 sq.ft.) approx.



2nd Floor  
25.5 sq.m. (275 sq.ft.) approx.



**TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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