



Connells  
01229 344 344  
FOR SALE

Connells

Spinners Square  
Chudleigh Newton Abbot



### Property Description

This well maintained four bedroom detached property in the sought-after Spinners Square development offers the perfect blend of modern convenience and countryside charm. Located in the vibrant town of Chudleigh, it's ideal for growing families or those seeking extra space in a peaceful yet connected location.

As you enter the hallway, you're greeted with natural light and tasteful décor. The spacious lounge features tiled flooring and comfortable furnishings, ideal for relaxing or entertaining. A highlight of the home is the contemporary kitchen/dining room, complete with a central island, ample cupboard space, and French doors leading to the enclosed garden - perfect for indoor-outdoor living.

Upstairs, the property boasts four well-proportioned bedrooms, including a generous master with a sleek en-suite shower room. A family bathroom with modern tiling and a full-size bath serves the remaining bedrooms.

Outside, the rear garden is low maintenance with artificial lawn, a patio area, and access to a shed and detached garage. The driveway provides off-road parking for multiple vehicles.

Located near local shops, excellent primary schools, and with easy access to the A38 for Exeter and Plymouth, this home offers both comfort and convenience in a friendly community.

Spinners Square is a modern development in Chudleigh, close to countryside walks, Dartmoor National Park, and just a short drive from the coast and city amenities.

### Front Of The Property

Protected land to the front of the property.

### Entrance Hallway

Porcelain tile floor which flows through the whole ground floor, storage cupboard and a wall mounted radiator.

### Cloakroom

Obscure double glazed window to the front of the property, WC, wash hand basin and a wall mounted radiator.

### Lounge

15' 10" x 11' 1" ( 4.83m x 3.38m )

Double glazed window to the front of the property and two wall mounted radiators.

### Kitchen/Diner

19' 9" x 12' 2" ( 6.02m x 3.71m )

Double glazed window to the side and rear of the property, wall and base units, island with oak worktops, one and half bowl stainless steel sink/drainer, gas hob with extractor over, oven, plumbing for washing machine, integrated dishwasher, space for tumble dryer, space for fridge/freezer, space for dining table, two wall mounted radiators and double glazed doors to the rear garden.

## First Floor

Storage cupboard, loft hatch and a wall mounted radiator.

## Bedroom One

12' 11" x 11' 4" ( 3.94m x 3.45m )

Double glazed window to the front of the property and a wall mounted radiator. Door to ensuite.

## Ensuite

Shower, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Bedroom Two

10' 6" x 9' 5" ( 3.20m x 2.87m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Three

10' 1" x 6' 11" ( 3.07m x 2.11m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bedroom Four

10' 1" x 9' 6" ( 3.07m x 2.90m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the side of the property, bath with shower over and glass screen, WC, wash hand basin, part tiled and a wall mounted heated towel rail.

## Rear Of The Property

Enclosed, west facing rear garden with artificial lawn and a patio area to the side. Steps down to a lower tier with a shrub border. A shed provides additional space for storage and a gate leads to the driveway and garage.

## Garage

19' 11" x 10' 6" ( 6.07m x 3.20m )

Up and over door with lights and power.

## Agents Note

The development has a communal maintenance charge of approximately £208.00 per annum - To be confirmed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: B    Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB313197](http://connells.co.uk/Property/NAB313197)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB313197 - 0005