

SIMPLY GREEN

Kiln Wood Close, Chudleigh, TQ13 0FZ

Chudleigh



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

- 50% Shared Ownership
- Well Proportioned Throughout
- Driveway Parking For 2 Cars
- Perfect FTB Home
- Downstairs W/C
- Good Size Rear Garden
- Close To Local Amenities
- Town Location
- Ample Storage Spaces
- 8 Years Of NHBC Warranty

**Property Type:** Semi Detached House

**Council Tax Band:** B

**Tenure:** Leasehold

An excellent opportunity to acquire a 50% shared ownership, well-presented two-bedroom semi-detached home, situated within the popular market town of Chudleigh.

The accommodation comprises an entrance hall with a convenient ground floor WC, a modern kitchen/diner ideal for everyday living, and a spacious lounge. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom, along with useful built-in storage cupboards. Externally, the property benefits from a driveway providing off-road parking for two vehicles and a generous rear garden, offering excellent space for outdoor enjoyment.

Located in the historic town of Chudleigh, on the edge of the scenic Teign Valley, the property enjoys a strong sense of community, independent shops, welcoming pubs, and convenient access to Exeter, Newton Abbot, and the South Devon coast

#### **Agent Notes**

Tenure: Leasehold

Length of Leasehold: Until the 6th of December 3023 (997 Years)

Rent: Approximately £340.00

Service Charge: Included In Rent

Share: 50%

Share Value: £125,000





## Ground Floor Accommodation

Upon entering the property, you are welcomed by a generously sized entrance hallway, which provides access to a useful storage cupboard housing the boiler, as well as a separate ground-floor WC fitted with a wash basin. The modern kitchen/diner has been thoughtfully updated and offers an abundance of cabinetry, featuring stylish Edgecomb Grey units complemented by dark oak roll-top work surfaces. Integrated appliances include a gas cooker, hob, and extractor fan, with additional space available for a fridge/freezer and washing machine. The dining area is well proportioned and benefits from a large window that floods the space with natural light, making it ideal for both everyday living and entertaining. To the rear of the property, the spacious lounge extends across the full width of the home. French doors and a double window create a bright and airy atmosphere while providing views and access to the garden. The room is further enhanced by an attractive media wall, finished in a tasteful sage green with wood panelling and multiple built-in cubbies, offering both style and practical storage.

## First Floor Accommodation

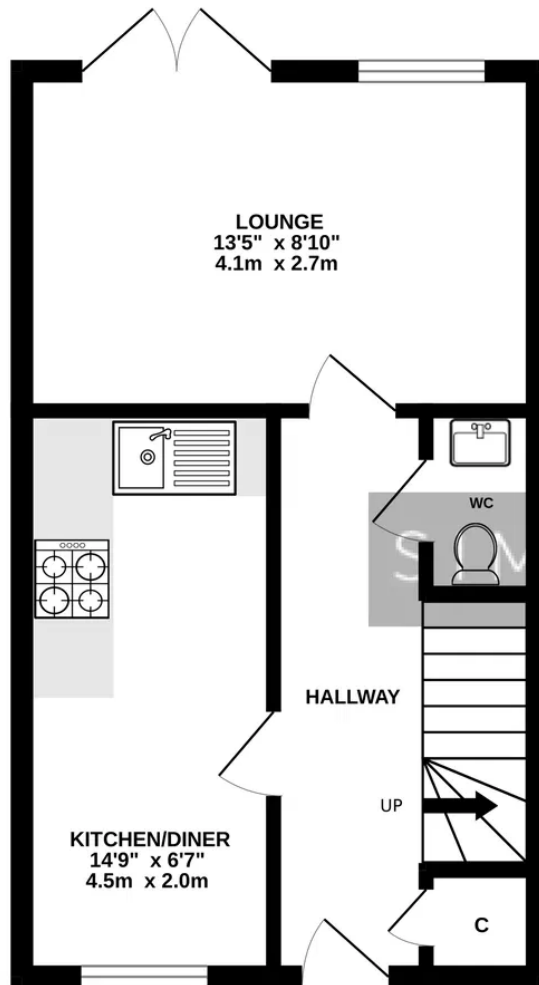
To the first floor, the principal bedroom is positioned to the rear of the property and enjoys pleasant views overlooking the garden. This well-proportioned room benefits from multiple electrical outlets and a radiator, and has been tastefully designed with feature wall panelling in a soft taupe tone. Complementing the design are two bronze-style wall sconces positioned either side of the main bed, along with matching built-in wardrobes and coordinating bedside cabinets, creating a cohesive and elegant finish. The second bedroom is also generously sized and features a large window that allows an abundance of natural light to fill the room. Additional built-in storage enhances practicality, making this space ideal for visiting guests, a nursery, or a home office. The family bathroom is of a good size and is finished with modern tiling that complements the contemporary feel of the home. The suite comprises a bath with overhead shower and glass shower screen, WC, and wash basin, offering both style and practicality.

## External Features

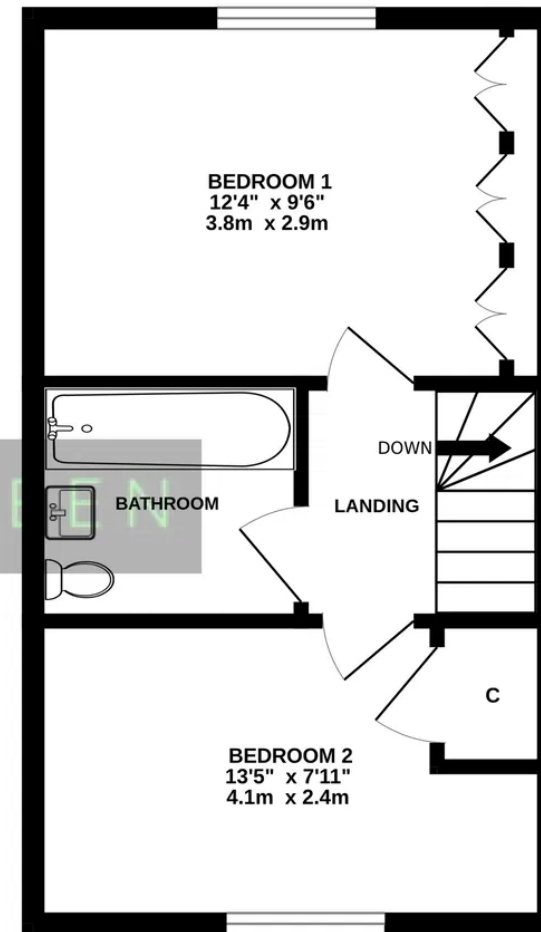
To the front of the property, there is a driveway providing parking for two vehicles. To the left-hand side of the property, there is also a side entrance leading through to the rear garden. The rear garden occupies a good-sized plot, featuring a well-proportioned lawn and a paved patio area positioned by the French doors, making it ideal for alfresco dining and outdoor entertaining.



GROUND FLOOR



1ST FLOOR



AT SIMPLY **GREEN**  
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PERFECT IF YOU ARE WORKING  
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR  
IF YOU'D PREFER TO MEET  
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MOVE FORWARD WITH NO  
UNEXPECTED SURPRISES!**

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