



A beautifully presented and maintained detached four bedroom family home occupying a quiet cul-de-sac location of just three homes, enjoying far reaching countryside views. An internal viewing is most highly recommended.

7 Shearers Way | Chudleigh | TQ13 0QJ





PROPERTY TYPE

Detached Family Home



SIZE

1,612 sq ft



LOCATION

Chudleigh



AGE



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage, Off Road  
Parking



OUTSIDE SPACE

Garden



EPC RATING

73 C



COUNCIL TAX BAND

E



### in a nutshell...

- Beautiful Sitting Room with doors to garden
- Study
- Modern fitted kitchen
- Separate Utility Room
- Cloakroom
- Ensuite to Master Bedroom
- Double detached garage with driveway parking
- Landscaped Gardens
- Near south facing garden with pleasant tree lined views





## the details...

The front garden has been landscaped with low maintenance in mind with areas of gravel either side of the front door, providing a pleasant approach to the property with space for displaying potted plants. A uPVC door opens into the porch with wood flooring and space for hanging coats. An inner glazed panelled door opens into the hall where the wood flooring continues. There is an understairs storage cupboard and cloakroom fitted with a modern white low-level WC and pedestal wash hand basin with tiled splashback. There is a radiator, extractor fan and vinyl flooring. There is a wall mounted alarm system.

From the hall, a door opens into a wonderful kitchen/breakfast room with a large window to the front and a stunning gloss kitchen fitted with granite work surfaces incorporating an induction hob and inset stainless steel one and a half bowl sink and drainer with chrome mixer taps and tiled splash backs. Built in eye level double oven and modern stylish stainless steel and black gloss extractor hood. There is an integrated dishwasher and tall fridge along with vinyl flooring and recessed spotlights. There is space for a breakfast table and chairs. Door through to the utility room with a good range of modern wall and floor mounted units with rolled edge laminate worktops over with inset stainless-steel sink and drainer. Wall mounted gas boiler. There is space and plumbing for a washing machine and tumble dryer. uPVC door to the side of the house and door to a useful storage cupboard with lighting and shelving. Also from the hall, double doors open into the dining room which enjoys two windows, one to the side aspect and the other to the front. There is ample room for a table and chairs along with further space for a sideboard. The living room is well positioned to the rear of the property and is a very light and bright room with bi fold aluminium doors to the garden and two further triple glazed windows offering pleasant far-reaching views to the tree lined hills on the horizon. There is a stone surround and hearth with connection for a gas fire (current fire not included). The study is a further room which enjoys a dual aspect with windows to both the side and rear and is fitted with a fabulous range of grey gloss office units.

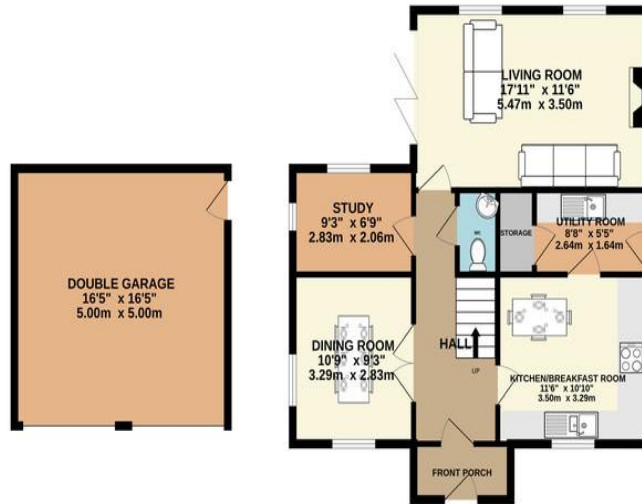
On the first floor there is a hatch to the loft with pull down ladder and partially boarded storage space with lighting. Door to airing cupboard housing the hot water tank and slatted shelving. The master bedroom is a great size and boasts mirror fronted wardrobes (with hanging and shelving areas) along with a beautifully fitted modern en-suite shower room. Bedrooms two and three are again decent size double bedrooms. Bedroom four is a large single bedroom. The family bathroom is fitted with a white three-piece suite with partially tiled walls and vinyl flooring. The suite consists of a low-level WC, pedestal wash hand basin with wall mounted mirror with light over and bath with mains shower over and shower screen. There is an extractor fan along with a uPVC obscure window to side for natural ventilation.

## **OUTSIDE**

To the front of the house is a double width driveway providing off road parking leading to the double garage. There are two pedestal side gates which lead round to the delightful, near south facing rear garden. It has been beautifully landscaped with low maintenance in mind. There is an expensive patio which wraps around the property along with a fabulous, raised area of decking with LEF lights also accessible via the living room bifold doors - a great place for dining outside in the warmer months and to enjoy the far-reaching country views! There is also a raised vegetable patch and outdoor plug sockets and external lighting. The garden is well enclosed by timber fencing and enjoys a good degree of privacy. A pedestrian door leads into the double garage with twin single up and over electric doors controlled via removes and wall mounted buttons. There is some shelving and a useful utility area to the rear of the garage, power, and light along with overhead storage. To the side of the garage there is a great out of sight storage area. To the front of the house there is a bin store to keep the recycling boxes and bins out of sight.

## the floorplan...

GROUND FLOOR  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.7 sq.m.) 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.

Made with Metropix ©2023

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## the location...

### Location

Chudleigh is a small town between Exeter and Newton Abbot, close to the edge of Dartmoor National Park and in the popular Teign Valley. Dartmoor National Park is best known for its striking granite tors, steep wooded river valleys and heather covered moorland. Offering a wide selection of recreational opportunities such as walking, cycling, riding and fishing on the River Dart. Many of the region's finest beaches are within easy driving distance. A typical old Devon town, Chudleigh has numerous narrow lanes and passageways between quaint old cottages. It is located at the end of the Teign Valley, close to the Haldon Hills. Perhaps more to the point is that it is off the main road from Exeter to Plymouth, to which it owes its prosperity as a wool town from the 13th century onwards. Chudleigh is an ideal base for exploring the local countryside, the Dartmoor National Park and the English Riviera. The town has good local facilities including shops, church, public houses and a regarded primary school.

### Shopping

Town Shop: Co Op 0.3 mile

Bovey Tracey 4.2 miles

City: Exeter 11.8 miles

### Relaxing

Beach: Teignmouth 7. miles

Finlake spa, horse riding & gym: 2.2 miles

Golf: Stover 4.4 miles

Haytor, Dartmoor: 8.3 miles

### Travel

Bus stop: 0.1 mile

Train station: Newton Abbot 6.7 miles

Main travel link: A380 2 miles

Airport: Exeter 13.7 miles

### Schools

Chudleigh C of E Primary School: 0.6 miles

South Dartmoor Community College: 9.4 miles

Please check Google maps for exact distances and travel times. [Property postcode: TQ13 0QJ](#)

## how to get there...

Continue into Chudleigh on the B3344 into The Parade, then turn right into Lawn Drive and proceed on this road into Millstream Meadow. Take the first turning on the left into Shearers Way and the property can be found on a private drive on the left.



Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**