



A beautifully maintained and extended detached family home set in a quiet cul-de-sac location, sitting on a level plot with established front and rear gardens and benefiting from a garage and driveway.

12 Troarn Way | Chudleigh | TQ13 0PP

**complete.**

thoroughly good property agents



PROPERTY TYPE

Detached family home



SIZE

1,230 sq ft



LOCATION

Chudleigh



AGE



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, & Driveway



OUTSIDE SPACE

Garden Front & Rear



EPC RATING

72 C



COUNCIL TAX BAND

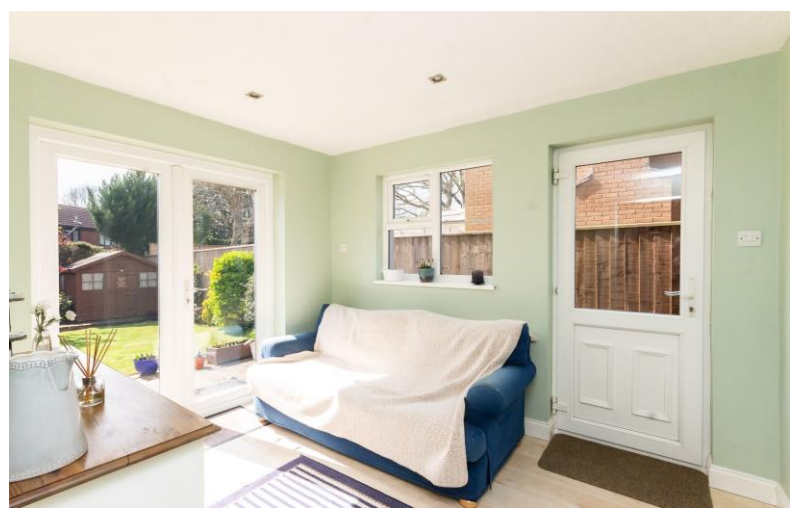
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### in a nutshell...

- Comfortable Sitting Room
- Dining room
- Separate Snug
- Modern Kitchen
- Master Bedroom ensuite
- 3 further double Bedrooms
- Family Bathroom
- Integral garage with driveway parking
- Highly desirable road with easy access to amenities





## the details...

### THE PROPERTY

A storm porch leads to a uPVC front door which opens into the entrance hall, stairs rise to the first floor and a door opens into the living room. The living room is a square room with plenty of space for settees, a window overlooks the large front garden with mature shrub and tree. An archway leads from the living room into the dining room, a bright room with sliding doors providing a pleasant outlook and a great place to dine. A door leads into the kitchen.

The kitchen is positioned to the rear of the house and is fitted with a good range of wall and base units with work surfaces over. A sink is located beneath a perfectly positioned window beautifully framing the rear garden. There is space for a cooker and space for a freestanding fridge freezer.

A further reception room is accessed off the kitchen. Another light room with french doors onto the garden and a pedestrian door to the side of the house. A versatile room which could be used as a garden room, snug, playroom or study etc.

There is a useful coat and boot room with access to the garage and separate WC.

From the entrance hall, stairs rise to the first-floor landing with doors off to all principal rooms and the airing cupboard. There are four bedrooms, all double rooms with the largest two having fitted wardrobes. The master also boasts a modern en-suite shower room. There is a modern family bathroom with a three piece white suite with shower over the bath.

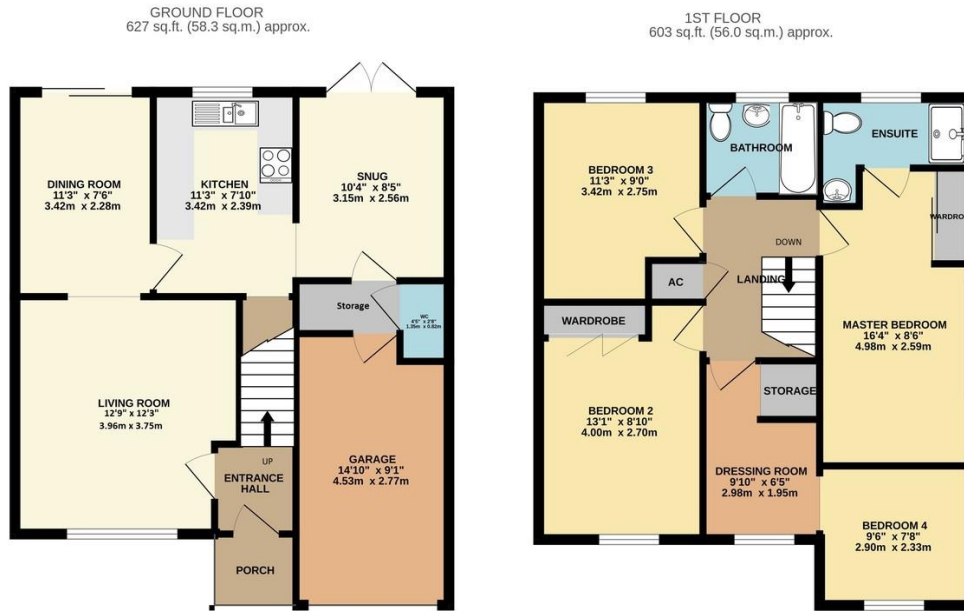
### OUTSIDE

To the front of the property is a driveway providing parking for two vehicles leading to the garage which has an up and over door, power and light connected as well as space and plumbing for a washing machine and dryer. The front garden enjoys a generous area of lawn creating a wonderful approach to the property. (If further parking is required this could potentially be adapted.)

The rear garden receives a good degree of sun with it being roughly south facing, it is level and predominantly laid to lawn creating a low maintenance and highly usable space. The



## the floorplan...



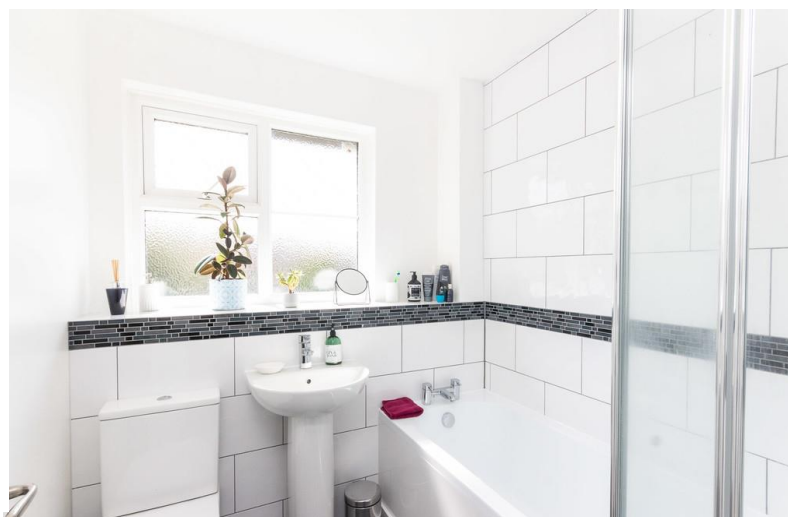
TOTAL FLOOR AREA: 1230 sq.ft. (114.3 sq.m.) approx.

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## the 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 0.6mile

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: 0.2 miles

South Dartmoor Community College: 9.4 miles

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

## how to get there...

Proceed into Chudleigh on the B3344, passing through The Parade and take the next right into Lawn Drive. Take the second turning on the right into Troarn Way and the property can be found on the right hand side.



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)

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