



Set on a corner plot this individual detached property is situated in a sought after cul-de-sac close to the town centre benefitting from front, rear & side gardens, in need of modernisation, with scope to extend along with the possibility to convert the garage (all subject to any necessary consents). No onward chain

29 Kits Close | Chudleigh | TQ13 0LG





PROPERTY TYPE

Detached House



SIZE

1,122 sq ft



LOCATION

Chudleigh



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

...



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC Rating

22 F



COUNCIL TAX BAND

D



### in a nutshell...

- Spacious living and dining area
- 2-3 bedroom
- Kitchen
- Wrap around gardens
- In need of modernisation
- Driveway parking for multiple vehicles
- Walking distance to town centre
- NO ONWARD CHAIN



## the details...

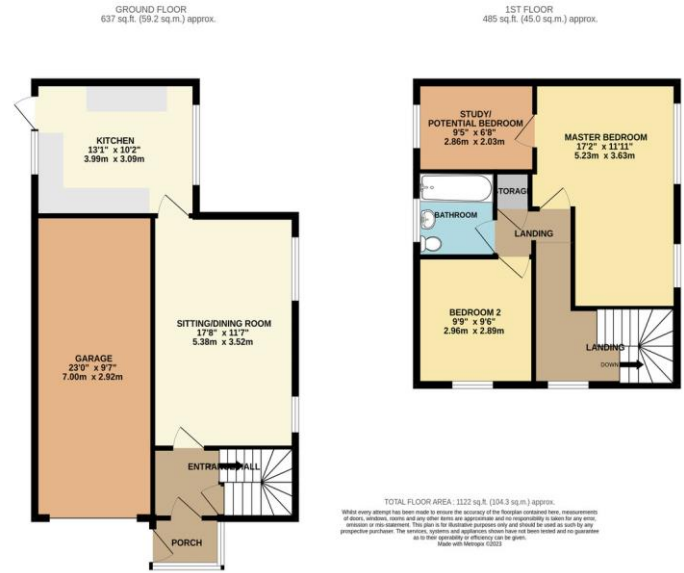
You enter the property via the front porch which has triple aspect windows overlooking the garden making a pleasant entrance into the property. A door leads into the inner hallway where a large storage cupboard provides space for coats, shoes and other household items. (Once upon a time, this property used to be reverse level living which could be an option for future purchasers.) The living/dining room is a spacious room with two windows overlooking the garden. There is currently an electric fire in situ. A door leads into the kitchen, a lovely light room with a large window overlooking the garden, a window to the rear aspect and a door leading to the side path. The kitchen is fitted with base level and eye level units. There is space for a cooker and a stainless steel sink and drainer is fitted.

To the first floor, the landing is spacious and flooded with natural light from a large window overlooking the front aspect and also framing the rural views beautifully. There is an airing cupboard housing the hot water cylinder. The main bedroom is a generous size with exposed floorboards and two windows overlooking the side aspect, enjoying views over the garden and rolling countryside beyond. There is an electric fireplace in situ. A door leads into a further room which has a window overlooking the side aspect (with some alterations to the positioning of the door, this would make a great third bedroom). The second bedroom is a double room with a window overlooking the front garden. The bathroom is currently fitted with a bath, with an electric shower over, a WC and a wash hand basin. There is an electric wall heater and a window allows for natural ventilation.

An extension over the single storey kitchen could create additional bedroom space (subject to planning).

### OUTSIDE

To the front of the property is a driveway leading to the garage, providing off road parking. The garage is oversized (7m in length) with an up and over door to the front. The garden wraps around three sides of the property. It is mainly laid to lawn with a variety of established shrubs and bushes. Running along the side of the garden is a small leat with a low level stone wall providing the boundary. The boundaries of the garden are provided by stone wall, hedging and fencing. A concrete path runs along the left-hand side of the property to the rear garden..



## 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 0.4 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: 0.5 miles

South Dartmoor Community College: 9.4 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 0LG**

### how to get there...

Proceed into Chudleigh and proceed through The Parade and take the right hand turn into Lawn Drive, then fifth turning on the left into Clifford Street and first right into Kits Close. Proceed to the end of the cul-de-sac, turn right and the property is on the left.



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