



A two double bedroom character cottage set in the heart of this popular and thriving town, benefitting from gas central heating and offering good sized rooms, character features, a courtyard garden and side access offering no onward chain!

32 New Exeter Street | Chudleigh | Newton Abbot | TQ13 0DA

**complete.**

thoroughly good property agents



PROPERTY TYPE

Mid Terrace House  
Freehold



SIZE

797 sq ft



LOCATION  
Town



AGE

Edwardian (1901-1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

70 C



COUNCIL TAX BAND

B



### in a nutshell...

- Sitting Room with stone fireplace
- Kitchen
- Two Double Bedrooms
- Bathroom
- Courtyard Garden
- Gas Central Heating
- Double Glazing
- Character Features
- **READY FOR IMMEDIATE OCCUPATION**



## the details...

A solid wood door opens into the entrance hall which offers space for hanging coats. The staircase to the first floor is within the entrance hall along with a door into the sitting/dining room on the right. The sitting/dining room features an impressive large stone fireplace with tiled hearth. There is a uPVC double glazed window to the front aspect and a useful storage cupboard under the stairs for shoes or general household items.

To the left of the fireplace is an opening into the kitchen which has a good range of wall and base units with rolled edge work surfaces and a recently installed cooker. Single drainer sink unit with large window overlooking the rear garden with its characterful stone wall and rockery garden. External door to the garden and side walkway which leads to the front of the property.

From the entrance hall, stairs rise to the first-floor landing, there are doors to the bathroom and bedroom two. This bedroom has a uPVC double glazed window to the front aspect and a large walk-in-wardrobe which also houses the modern gas central heating boiler.

The bathroom has a panel bath with shower attachment, a pedestal wash basin, and a close coupled WC. A window to the rear aspect provides light and natural ventilation.

From the first floor landing a staircase rises to the second-floor landing with a window to the rear aspect and a door into the master bedroom. At the opposite end of the landing is a large storage cupboard.

The master bedroom has a uPVC window to the front aspect with far reaching views over roof tops to distant fields. This is a really good size room with two built-in wardrobes and plenty of space for furniture.

Tenure – Freehold  
Council Tax Band - B



## the outside...

At the front of the property is a solid timber door which opens into a shared passageway leading to the rear courtyard garden so bins etc do not need to be taken through the property. The rear garden is a walled courtyard with raised flowerbeds/rockery. There is a right of way for neighbours to pass across the courtyard to access the rear of their properties.





## the location...

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

Village shop: Co Op approx. 285 ft  
City: Exeter 11.3 miles

### Relaxing

Beach: Teignmouth 8 miles  
Finlake spa, horse riding & gym: 2.3 miles  
Golf: Stover 4.3 miles  
Haytor, Dartmoor: 8.2 miles

### Travel

Bus stop: approx 52ft  
Train station: Newton Abbot 6.7 miles  
Main travel link: A380 1.3 miles  
Airport: Exeter 13.6 miles

### Schools

Chudleigh C of E Primary School: 0.4 mile  
South Dartmoor Community College: 9.3 mile

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0DA

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

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