



A beautiful character cottage providing spacious accommodation arranged over three floors, including a spacious loft area. This lovely home benefits from an outbuilding which enjoys two floors & offers excellent storage

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





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

75.3 sq ft



LOCATION  
Village



AGE

Edwardian



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING  
59 (D)



COUNCIL TAX BAND  
TBC



### in a nutshell...

- 2 Double Bedrooms
- Kitchen Dining Room
- Spacious character Sitting Room
- Family Bathroom
- 2 Storey Outbuilding
- Gas Central Heating
- Double Glazing
- NO ONWARD CHAIN



## the details...

A beautiful character cottage which provides spacious accommodation throughout comprising living room, kitchen/dining room, TWO-THREE DOUBLE bedrooms and a family bathroom arranged over three floors. The property still retains many traditional features such as an exposed stone chimney breast housing a wood burning stove and wooden beams to name a few! Access over rear courtyard to a storage outbuilding with mezzanine. This cottage really needs to be viewed internally to appreciate all that's on offer.

A uPVC door opens into the entrance porch which offers space for hanging coats. The living room features an impressive large stone fireplace with wood burner nestled in, a lovely focal point to the room. There is a uPVC double glazed window to the front aspect overlooking New Exeter Street. A door opens into the kitchen/diner which has a good range of wall and base units with rolled edge work surfaces. Single drainer sink unit with large window overlooking the rear aspect with a characterful stone wall and rockery. A cooker is built in beneath a former fireplace with gas hob over.

This is a sociable room with space for a family size dining table. External door to the shared walkway leading to the outbuilding. From the kitchen/diner stairs rise to the first floor landing, there are doors to the bathroom and bedroom one and two.

Bedroom one is to the front of the house and has a uPVC double glazed window to the front aspect and a large built-in wardrobe providing plentiful storage. There is a decorative fireplace, another characterful feature. The modern bathroom has a panel bath with shower attachment over, a pedestal wash basin and a close coupled WC. Bedroom two is to the rear of the property with a pleasant outlook. From the first floor landing a staircase rises to the loft room/bedroom three with a skylight window to the rear aspect.

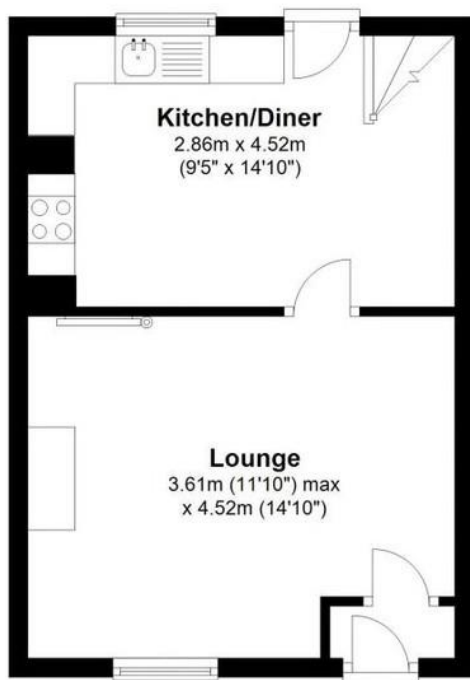
To the rear of the property, a shared cobbled service path runs at the back of the terrace of cottages and leads to the private outbuilding. This pathway also provides side access out onto the road. The outbuilding enjoys two floors and offers excellent storage. The shared pathway is unregistered land and the current and previous vendors have used an area of the path as adopted garden for many years.



## the floorplan...

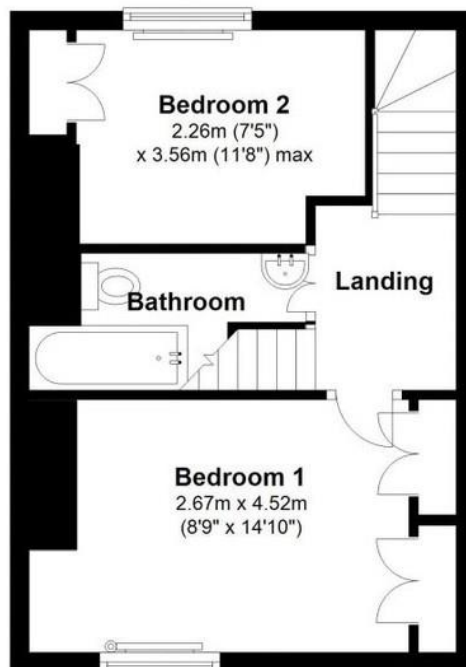
### Ground Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



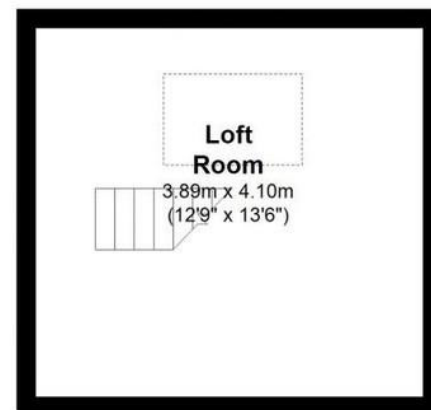
### First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



### Second Floor

Approx. 16.0 sq. metres (171.9 sq. feet)



Total area: approx. 75.3 sq. metres (810.5 sq. feet)

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.

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## 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 miles

Please check Google maps for exact distances and travel times.

Property postcode: [TQ13 0DA](#)

## how to get there...

Continue on the B3344 into Chudleigh, passing through The Parade and then Fore Street, continue into New Exeter Street and the property can be found on the left hand side.





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