



A beautifully presented four double bedroom, modern detached home situated within a desirable residential location in Chudleigh with fabulous countryside walks on the doorstep. This family home also offers a double width driveway, integral single garage and a sizeable enclosed rear garden.

2 Culver Lane | Chudleigh | TQ13 0PQ





PROPERTY TYPE

Detached Family Home



SIZE

1,454 sq ft



LOCATION

Town



AGE



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Driveway Parking



OUTSIDE SPACE

Garden



EPC RATING

67D



COUNCIL TAX BAND

E



in a nutshell...

- Generous Sitting Room
- Open plan Kitchen and Breakfast Room
- Separate Dining Room
- Cloakroom
- Master Bedroom Ensuite
- Three further double Bedrooms
- Garage with double width driveway
- Sizeable enclosed rear garden
- Walking distance to primary school &





the details...

You enter the property into a spacious entrance hallway where here is a convenient modern cloakroom with an obscure glazed window to the front aspect fitted with a WC and wash hand basin. The living room is a lovely size with plenty of natural light from the front and side windows as well as providing a pleasant outlook onto the front garden. There is an attractive fireplace with a gas fire insert creating a nice focal point to the room. Double doors open into the dining room which benefits from a large window offering a pleasant outlook onto the rear garden, A door from the dining room leads into the kitchen/breakfast room. Depending on layout, these rooms could be used as a playroom or study with the dining table in the breakfast room (which the current owners prefer). The kitchen/breakfast room is a wonderful size with space for a dining table and French doors that open onto the garden boasting a fabulous outlook over neat lawn. The kitchen is fitted with a good range of wall and base units with marble effect work surfaces incorporating a range of fitted appliances. There is an integrated dishwasher, double eye level oven, gas hob with cooker hood over and a fridge freezer. Well positioned beneath a window is a one and a half bowl sink allowing for a pleasant outlook onto the garden. From the kitchen a courtesy door gives access to the garage which has a utility area to the rear with a sink and drainer set into the worktop. There is a space for a washing machine and dryer. A side door leads to a path giving access to both the rear garden and to a gate to the front of the house.

The first-floor landing has an airing cupboard and a hatch to the loft with some boarding for storage. The landing is spacious and allows space for a study area or a sideboard with window to front aspect. The master bedroom is a good size room with dual fitted wardrobes and faux wardrobe doors leading into the en-suite. The en-suite comprises a modern double shower unit, WC, a wash hand basin and a radiator. An obscure glazed window allows natural ventilation. There are three further double bedrooms, and a family bathroom.

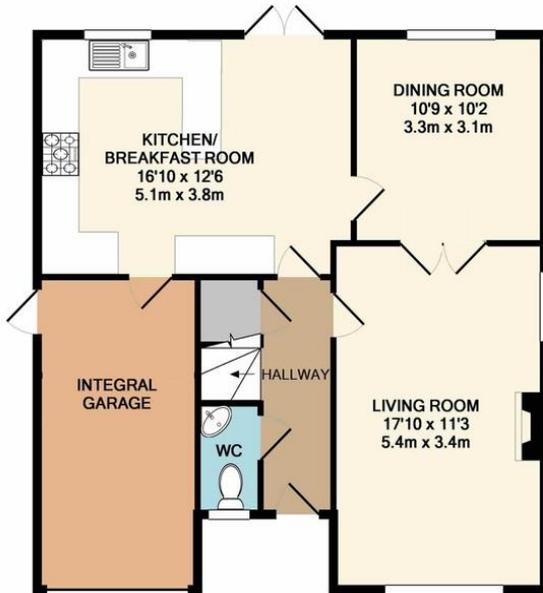
OUTSIDE

To the front of the property there is a double drive as well as the single garage offering good off-road parking facilities. The front garden is planted with mature shrubs and bushes creating a pleasant approach to the property. There is a gate access to the side of the house. The back garden enjoys a good degree of privacy, with lawn, borders and patio all bordered by timber fencing providing an enclosed secure area for both pets and children.

The garage benefits from light and power as well a utility area to the back and door to kitchen along with a further door into the garden.



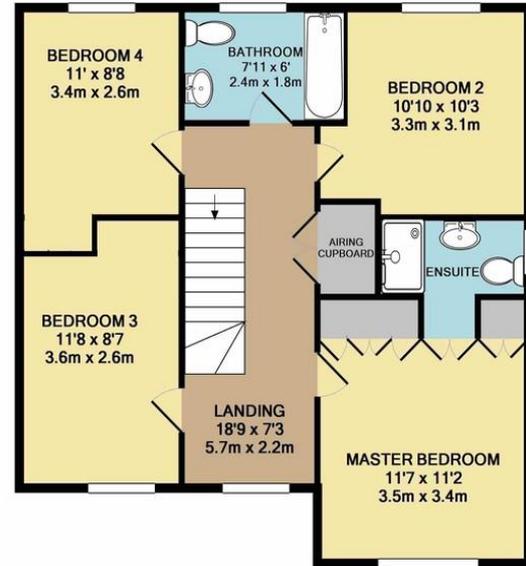
the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 742 SQ.FT.
(68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1454 SQ.FT. (135.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



1ST FLOOR
APPROX. FLOOR
AREA 712 SQ.FT.
(66.2 SQ.M.)

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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 0.4 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: 0.6 miles

South Dartmoor Community College: 9.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0PQ**

how to get there...

Proceed into the town on the B3344, passing The Parade and just before the traffic calming turning right into Lawn Drive. Continue into Millstream Meadow and bear second left into Culver Lane where the property can be found on the right.





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