



39 Old Exeter Street, Chudleigh - TQ13 0JX

£175,000 Freehold

This Charming Terraced Cottage is Located a 'Stones Throw' from the Town Centre with a Parking Space. It would Benefit from Some Updating Throughout. Available Chain Free.



Contact Us...

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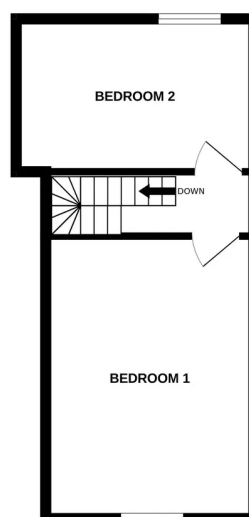
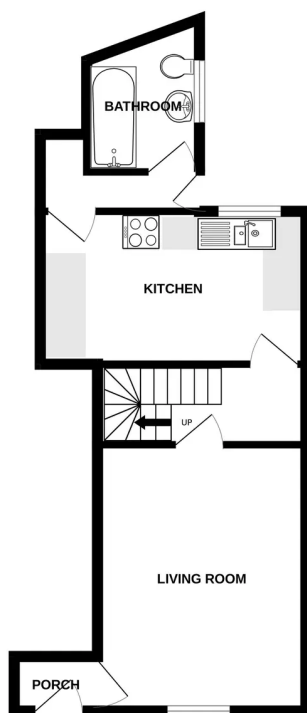
STEP INSIDE:

The front door leads to a small entrance foyer with a further internal door opening onto a living room with a feature fireplace, ready to put a wood burner in place should you chose to do so.

This then carries on through to an inner hallway which has stairs rising to the first floor and also on to the kitchen.

The kitchen is a good size with space for a cooker, fridge/freezer and dishwasher. The wall mounted gas fired, Worcester boiler was installed in Nov 2020. From the kitchen a further lobby has a space and plumbing for a washing machine with access to the bathroom and to the rear courtyard garden. The bathroom comprises of a panelled bath with electric shower over, a WC and hand basin. This property would benefit from some updating throughout, the rear of the property has Upvc double glazing however the front has single glazed sash windows due to the Grade 2 listing.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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STEP OUTSIDE:

The front door is accessed from the narrow pedestrian pavement. There is a paved, courtyard garden to the rear, with a large wooden garden shed and a space to park a car. Enclosed by fencing on two sides. With the removal of the garden shed this would create either a further parking space or more garden area should you want it.

Off Road parking space, located at the rear of the property from Woodway Road.

AGENTS INSIGHT:

"This charming property is located in the centre of Chudleigh Town. Ideal for someone who wants a character property or for a holiday home to get away from the hustle and bustle of the city life. There is an off road parking space at the rear and scope to create a further space. Plenty of potential to update and put your own stamp on it, perfect for a first time buyer or investor."

USEFUL INFORMATION:

Tenure: Freehold (with flying freehold on the first floor)
 Council Tax Band: A (£1517.82 p.a 2023/24)
 Local Authority: Teignbridge District Council
 Services: Mains water, drainage, electricity and gas
 EPC Rating: C
 Only Grade 2 Listed at the front and not at the rear.

ROOM MEASUREMENTS:

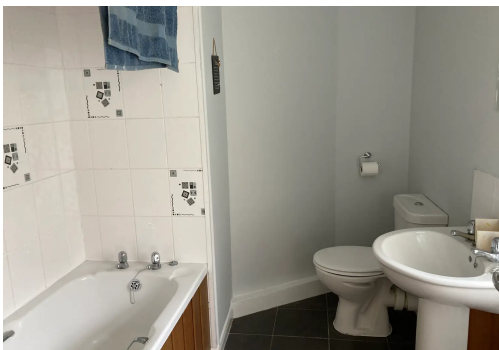
Living room: 3.35m x 4.29m (11'0" x 14'9")
 Kitchen: 4.27m x 2.47m (14'1" x 8'11")
 Bedroom: 3.69m x 2.47m (12'11" x 11'5")
 Bedroom: 4.57m x 3.36m (15'2" x 11'5")
 Bathroom: 2.46m x 1.84m (8'9" x 6'4")



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LOCATION:

Old Exeter Street is situated a short walk from local shops, doctors surgery and amenities. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup and mother and toddler group. There are churches of most denominations and sporting facilities include horse riding, football, cricket and bowls. The town is ideally situated within easy reach of the coast at Teignmouth and Torbay and of the beautiful Dartmoor National Park. The A38, which by-passes the town, gives easy access to the cities of Plymouth and Exeter and the motorway system. The market town of Newton Abbot is around 5 miles way.

