



## 2, Fore Street, Luton, Chudleigh - TQ13 0BL

Guide Price of £280,000 Freehold

Charming 2-bed, Mid-Terraced Cottage in the Countryside, Offering a Tasteful Interior and Two Double Bedrooms. Delightful Views and Peaceful Location. Available with No Onward Chain.

  
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### ROOM MEASUREMENTS:

Living Room: 6.30m x 3.74m (20'8" x 12'3")

Kitchen: 6.00m x 2.10m (19'8" x 6'11")

Snug/Office: 2.65m x 2.60m (8'8" x 8'6")

Bedroom: 6.30m x 2.20m (20'8" x 7'3")

Bedroom: 3.12m x 2.72m (10'3" x 8'11")

Shower Room: 3.10m x 1.95m (10'2" x 6'5")

### USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (**£1989.54 pa 2023/2024**)

EPC Rating: E

Local Authority: Teignbridge District Council

Services: Mains electricity, mains water (£22 per month) Septic tank (£70pa)

Heating: Electric Heating

Construction: We believe this property dates back to the 18th Century\*

*Please note, this property boasts cottage style ceiling heights on the ground floor\**



### STEP OUTSIDE:

To the front there is a small garden area, enclosed by a stone wall. In the rear garden, you will find a peaceful haven, largely laid to lawn and surrounded by trees and shrubs. This outdoor space presents an opportunity for gardening enthusiasts to create their own oasis or simply to enjoy the fresh country air. Whether it's hosting outdoor gatherings or enjoying a quiet morning coffee, this garden provides a serene escape from the bustle of every-day life.

### AGENTS INSIGHT:

"This delightful cottage is ideally situated in a picturesque village location. It oozes charm with modern décor and has a rural feeling about it. This could easily suit a first time buyer looking for something with character or someone downsizing and looking for an escape to the country. Available chain free this is definitely one not to miss."



### LOCATION:

Luton is an ancient Saxon village on the southern slopes of the Haldon Hills, conveniently situated between the busy market town of Newton Abbot and the Cathedral City of Exeter. The village is surrounded by attractive open countryside including farmland and managed woodland and is popular for equestrian activities. The South Devon coastline and its popular beaches are within approx 5 miles. Communications are excellent for a property with such a quiet and rural village setting, with the A380 dual carriageway at Ugbrooke being just 1 mile away providing fast links with Newton Abbot (approx. 7 miles) to the South, Junction 31 to the M5 Motorway (approx. 8 miles) and Exeter (approx 12 miles) to the North. This small rural community is centred around the Elizabethan traditional country pub, there is a garage nearby and the village's Millenium Gardens. Luton is well placed for a range of activities with some stunning walks available within the nearby woods and plantations.





#### STEP INSIDE:

Presenting a charming two-bedroom mid-terraced cottage, this property offers an idyllic countryside retreat. With its tasteful interior, delightful living spaces, and beautiful surrounding views, it is sure to captivate any potential homeowner.

Upon entering, you are welcomed into a cosy living room adorned with exposed wood beams, and enhanced by a log burner, instantly creating an inviting ambience. Perfect for those cold winter evenings or for simply relaxing in comfort. The adjoining kitchen boasts shaker style doors, complemented by tiled flooring and also featuring the exposed beams. Equipped for convenience, it features ample space for a washing machine, dishwasher, and tall fridge freezer. Additionally, it benefits from an integrated electric oven and hob with an extractor fan.

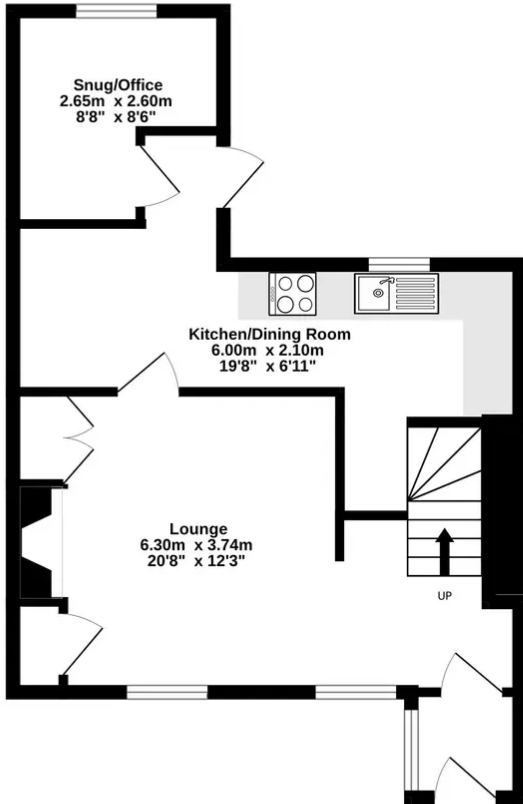
To further cater to your needs, a snug room or office space conveniently adjoins the kitchen. This versatile space provides an ideal setting for a home office or a quiet reading room, allowing for a multitude of possibilities.

A curved staircase ascends to the first floor, leading to two double bedrooms. Each of these bedrooms offers generous proportions, ensuring both comfort and tranquillity. The main shower room is modern and stylish, featuring a large shower cubicle, providing practicality without compromising on aesthetics.

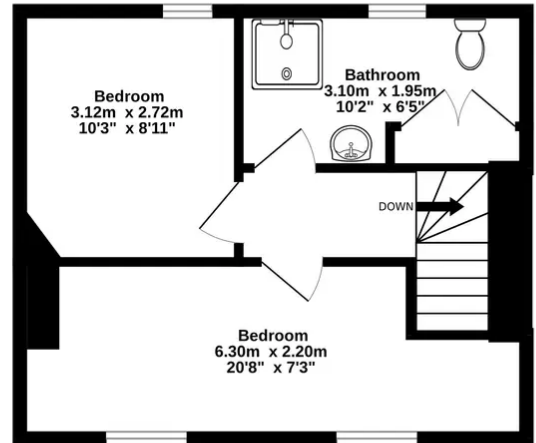
In conclusion, this two-bedroom mid-terraced cottage offers not only a stunning interior and comfortable living spaces but also the allure of countryside serenity. With its delightful features and charming surroundings, it truly presents a unique and compelling opportunity for those seeking a peaceful and harmonious lifestyle.



**Ground Floor**  
41.9 sq.m. (451 sq.ft.) approx.



**1st Floor**  
32.2 sq.m. (347 sq.ft.) approx.



**TOTAL FLOOR AREA : 74.1 sq.m. (798 sq.ft.) approx.**

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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