



8 Church View, Chudleigh - TQ13 0JW

£425,000 Freehold

This Well Appointed, Detached Family Home is Situated Close to the Town Centre of Chudleigh. The Downstairs Accommodation is designed for Open Plan Living if Required. A Master Suite with Dressing Room and Three Further Bedrooms Completes this Versatile Home. Countryside Views and Ample Parking.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.12m x 3.78m (13'6" x 12'5")
Kitchen: 3.49m x 2.60m (11'5" x 8'6")
Dining Room: 3.78m x 2.68m (12'5" x 8'10")
Conservatory: 6.19m x 2.97m (20'4" x 9'9")
Master Bedroom: 3.78m x 3.19m (12'5" x 10'6")
Dressing Room: 3.74m x 2.60m (12'3" x 8'6")
En-Suite Shower Room: 2.65m x 2.45m (8'8" x 8'0")
Bedroom: 3.78m x 3.60m (12'5" x 11'10")
Bedroom: 2.68m x 2.38m (8'10" x 7'10")
Bedroom: 2.31m x 2.28m (7'7" x 7'6")
Family Bathroom: 2.00m x 1.71m (6'7" x 5'7")
Utility Room: 2.44m x 1.76m (8'0" x 5'9")
Garage: 5.20m x 2.60m (17'1" x 8'6")

USEFUL INFORMATION:

Heating: Gas central heating (Boiler installed 02/10/2017)
Services: Mains water, drainage, electricity and gas.
Local Authority: Teignbridge District Council
Council Tax Band: E (£2,782.64 p.a 2023/24)
EPC Rating: C
Tenure: Freehold



STEP OUTSIDE: To the front a driveway provides parking for 3 cars and leads to the single garage. Steps up to the front door. To the rear there is a side access with two garden gates providing a small enclosed area for bin storage etc. The rear garden is a good size and beyond the wooden fencing is far reaching countryside. The upper level, accessed by an attractive set of steps and bordered with raised flower beds, is lawned with an array of mature shrubs and trees providing privacy and a splash of colour. On the lower level there are various paved patio seating areas to be able to enjoy the sunshine throughout the day and into the evening.

AGENTS INSIGHT: "This wonderful home is perfect for social gatherings as well as cosy for family time together too. The modern idea of open plan living is catered for here as the downstairs opens up or designed to separate with bi-fold doors. The master suite dressing room and large en-suite has been created by a well thought out extension on the side above the garage. This also provides an attic room with window ready for conversion. We feel it is beautifully appointed and has a lovely feel. The countryside views at the rear are a bonus too"



LOCATION:

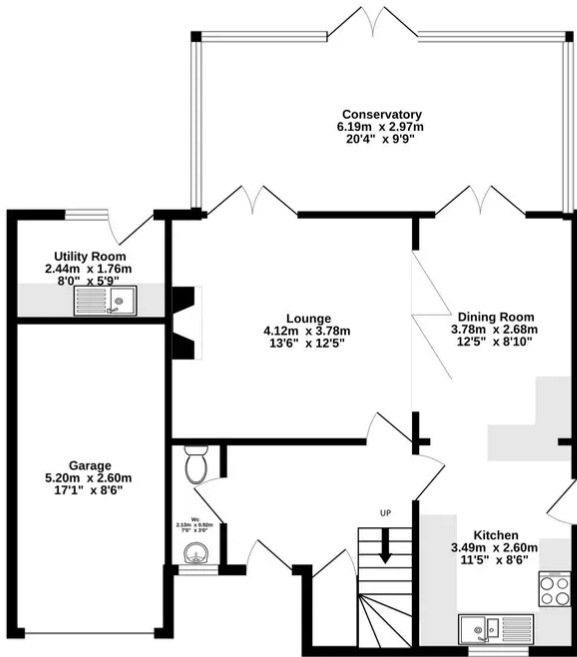
This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup 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.



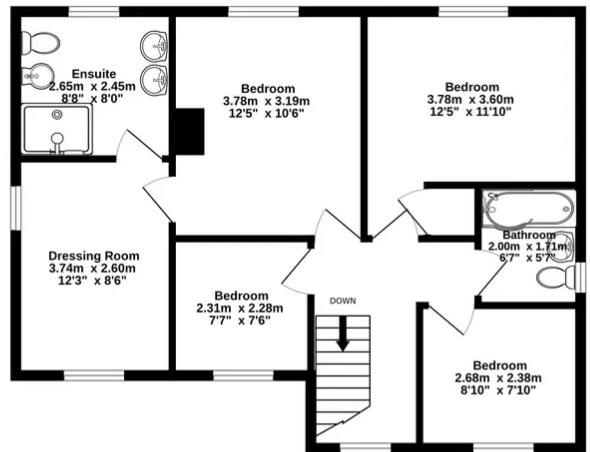
STEP INSIDE: You are greeted by an inviting entrance hall with a modern, downstairs cloakroom and stairs rising to the first floor. This wonderful family home has been carefully planned to make the living accommodation perfect for entertaining and all the rooms flow together into one, or can be divided if required with a clever use of bi fold and double doors. The main living room has a gas fire set into a modern fire surround and double doors opening out to the large conservatory and Bi fold doors open all the way back thus incorporating the kitchen and dining room into open plan living. The kitchen has an integral dishwasher, electric oven with a gas hob and extractor hood. There is a space for a fridge/freezer, ample storage cupboards and a side door for access around to the rear garden. The dining area also has double doors out to the large conservatory which in turn leads out to the rear garden. This wonderful room is a perfect place to enjoy the country views and has an air conditioning unit which doubles up as a heater, so can be useful in all seasons. A useful utility room can be accessed via the rear garden which has space for a washing machine and cupboards for storage. A window brings in natural light to the first floor landing. The master bedroom has views across the rear garden and countryside beyond, a dressing room equipped with plenty of wardrobes and a dressing table, also a large en-suite shower room fitted with a double shower cubicle, his & hers basin unit, bidet and WC. Three further bedrooms, two doubles and a single which is currently used as an office space. In this single room there is a ladder to provide access to the part boarded loft space, at one end is a large window so enabling easier use as an attic room. Power and light connected too, ready for properly converting if required. The family bathroom has a 'P' shaped bath with shower over, vanity unit basin and WC. The integral single garage has an up & over door, power/light connected and a water tap. A set of wooden stairs to the rear of the garage, leads up to a useful storage area (approx 1.5m head height and here you will find the wall mounted combi boiler, which was installed on 02/10/2017.



Ground Floor
82.1 sq.m. (884 sq.ft.) approx.



1st Floor
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA : 144.1 sq.m. (1551 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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