



A beautifully maintained and presented home with a refurbished kitchen and bathroom. The comfortable living room has patio doors out onto the rear terrace and with two bedrooms and off road parking this really is a lovely home for a first time buyer, or those looking for an investment opportunity.

4 Exeter Road | Chudleigh | TQ13 0DD





PROPERTY TYPE

House



SIZE

628 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

C



COUNCIL TAX BAND

B



in a nutshell...

- Living Room with attractive inset Fire
- Bathroom
- Attractive Paneled Main Bedroom
- Second Bedroom
- Enclosed Rear Garden
- Double Glazing and Gas Central Heating
- Patio Doors to Garden
- Two Allocated Parking Spaces



the details...

A two double bedroom home conveniently located a short walk from the shops and amenities in the popular town of Chudleigh, with easy access to the A38 to Plymouth, Exeter and the M5.

Inside, it is well-presented with light and stylish decor throughout, giving a modern feel, and it is warm and welcoming with gas central heating and double glazing.

The accommodation briefly comprises an entrance hallway with a staircase to the first floor, a modern kitchen that has plenty of worktop and cupboard space in gloss-grey with tiled splashbacks, a fan-oven, ceramic hob, a composite sink and mixer tap, floor space for an upright fridge/freezer, space with plumbing for a washing machine and a wall mounted condensing combi-boiler providing the central heating and hot water on demand. Completing the ground floor is a generously proportioned living/dining room, with a feature fire and integrated TV unit and plenty of space for a dining table and seating ideal for any occasion. The room is flooded with light from a sliding patio doors to the rear garden.

Upstairs, there are two double bedrooms, the principal bedroom with feature panelling and a wardrobe built-in above the stairs, with the second bedroom currently used as a dressing room. Completing the accommodation is a bathroom with panelled walls and feature lighting, containing a bath with a rainfall shower above, a WC, a basin and a chrome heated towel rail.

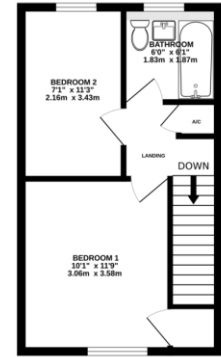
Tenure: Freehold

Council Tax: B

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
*While every effort has been made to ensure the accuracy of the floor plan, measurements of floors, walls, ceilings and any other details are approximate and are not intended to be used for any legal or contractual purposes. The actuality, accuracy and completeness of these floor plans cannot be guaranteed as to the extent shown. Plans are not to scale.



Outside, the rear garden requires minimal maintenance as it is fully paved. It is enclosed by timber fencing, making it safe for both children and pets, creating a great outside space for entertaining, be it a bar-be-que or just drinks with friends and family and as it is south facing, it enjoys long hours of summer sunshine. There are splashproof plug sockets and two outside taps for convenience, and a gate at the rear provides alternative access to the parking area where there are two allocated spaces with more parking on-road nearby if required.



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

Town Shop: Co Op Immediate to the town centre

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: 0.2 miles

South Dartmoor Community College: 9.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0DD**

how to get there...

From our Bovey Tracey Office, turn into Le Molay-Littry Way and continue to follow B3344 for approximately 3 miles, crossing the A38 into Chudleigh. Proceed on this road passing the War Memorial on the left in the town centre and continue into New Exeter Street on the B3344 then into Exeter Road, where the property can be found on the right hand side.

Need a more complete picture? Get in touch with your local branch...

Tel **01626 832 300**
Email **bovey@completeproperty.co.uk**
Web **completeproperty.co.uk**

Complete
Emlyn House
Fore Street
Bovey Tracey TQ123 9AD



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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under



any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

selling

letting

land &
new homes

signature
homes

complete.