



We are delighted to present this fabulous, modern, neutrally decorated, detached property located in a quiet and peaceful cul-de-sac. With nearby parks and a tranquil atmosphere, this property is ideal for families looking for a serene place to call home.

11 Cricketfield Close | Chudleigh | TQ13 0GA

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,359 sq ft



LOCATION

Chudleigh



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

72 C



COUNCIL TAX BAND

E



in a nutshell...

- Modern Kitchen with ample space
- Separate Dining Room
- Delightful Conservatory with views
- Master Bedroom Ensuite
- Three further Bedrooms
- Family Shower Room
- Garage and ample Parking
- Easily maintained enclosed rear garden
- Beautiful far reaching views.





the details...

Upon entering the property, you will find a hallway with an under-stairs cupboard, stairs to the first floor and a convenient ground floor cloakroom. The two spacious reception rooms, both offer access to the minimal maintenance, fully enclosed garden. The living room boasts a cozy fireplace, perfect for those chilly winter evenings, open plan to the dining room, ideal for any occasion, while the conservatory offers stunning views of the garden and cricket field. The property features a modern kitchen, with plenty of worktop and cupboard space. The kitchen is conveniently located and provides ample space for all your culinary needs.

Upstairs, you will find four bedrooms, offering plenty of space for the whole family. The master bedroom is a double room with an en-suite shower room, built-in wardrobes, and an abundance of natural light. The second bedroom also features built-in wardrobes, while the third bedroom is a comfortable double room, again with a walk-in cupboard. The fourth bedroom, a good-sized single room, benefits from ample natural light and views over the neighbouring green space. The property is complete with a family shower room.

To the rear is an enclosed garden which has been landscaped for ease of maintenance and offers a superb area from which to sit and enjoy alfresco dining with the family, or to just sit and admire the tranquil view.

Additional features include an integral garage with storage space, fitted with an electric door, in front of which is a driveway for secure parking.

Tenure: Freehold

Council Tax Band: E

Services: Mains water, drainage, gas central heating and electricity

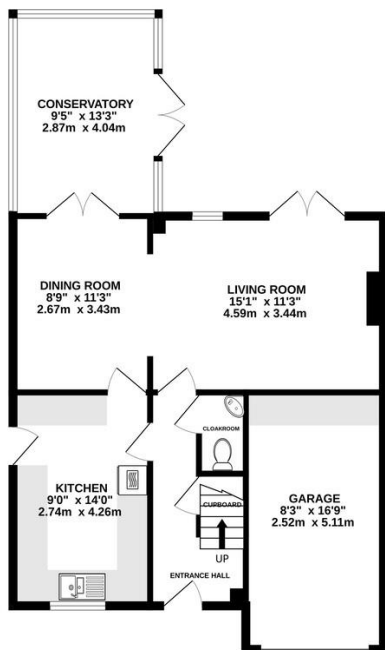


Sitting in the conservatory looking through the garden into the cricket field and then countryside beyond, it is just so peaceful

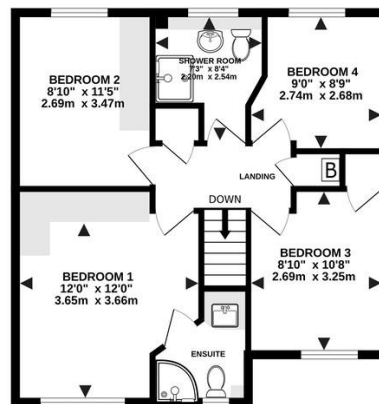


the floorplan...

GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1359 sq.ft. (126.2 sq.m.) approx.

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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

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 0GA**

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, then into Exeter Road. Take the next turning on the right into Brocklands, then left into Cricketfield Close, where the property can be found on the right.





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

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