



24 The Gardens, Chudleigh - TQ13 0GE

Guide Price: £325,000 Freehold

This well presented, semi detached home is ideally located in the heart of Chudleigh. It has three bedrooms and countryside views to the rear. A single garage and driveway.


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

Council Tax Band: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas

Gas Boiler installed 6 years ago. Serviced yearly (Last service October 2023)

Constructed in 1998.

ROOM MEASUREMENTS:

Lounge: 15' 10" x 15' 5" (4.85m x 4.72m)

Kitchen/Dining Room: 15' 0" x 9' 1" (4.58m x 2.78m)

Bedroom: 13' 1" x 8' 5" (3.99m x 2.58m)

Bedroom: 12' 0" x 8' 5" (3.68m x 2.57m)

Bedroom: 9' 10" x 6' 3" (3.0m x 1.93m)

Utility Room: 8' 9" x 4' 11" (2.67m x 1.5m)

Garage: 14' 6" x 8' 11" (4.44m x 2.73m)

**STEP OUTSIDE:**

The front aspect of the property has a low maintenance, attractive front garden and driveway into the attached single garage creating perfect off-road parking. The back garden has been neatly manicured and features a boarder of pretty shrubs and flowers. There is a slightly raised deck at the back of the garden, an ideal spot to sit and enjoy a cup of coffee, relax and soak up the sun on a beautiful day.

SELLERS INSIGHT:

"My house is wonderfully quiet, when I first moved in, I replaced all of the windows. The modern uPVC glazing has really helped to reduce any road noise from outside. I love the fireplace, as it is electric, I can have it on all year round, even just as extra lighting and enjoy the glow of the fire. The main bathroom has been recently refurbished and I love the subtle lavender-grey tiles. The back garden is a good size and I really like to sit on the deck of an evening. The views stretch out over the countryside reminding you that you are on the edge of Dartmoor."

**LOCATION:**

This house is situated in the popular cul-de-sac of The Gardens, 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 bypasses 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 away.

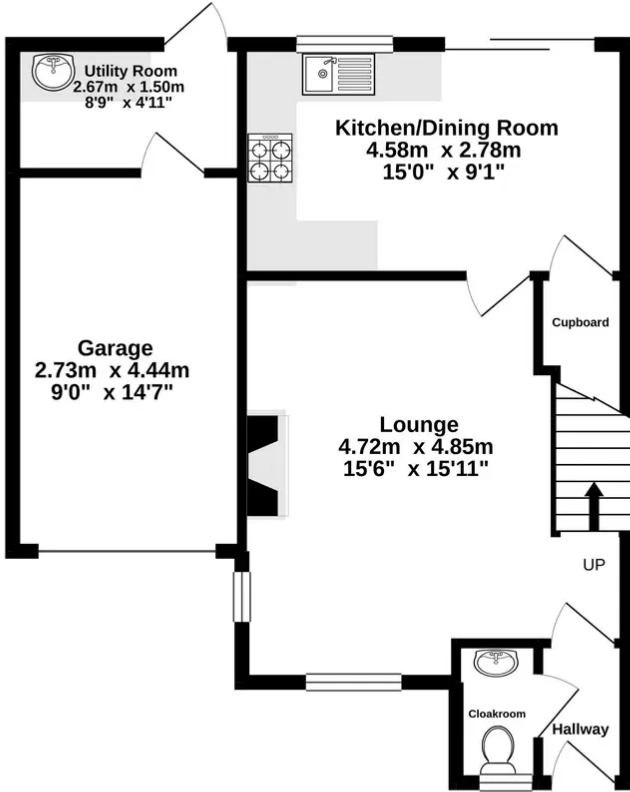


STEP INSIDE:

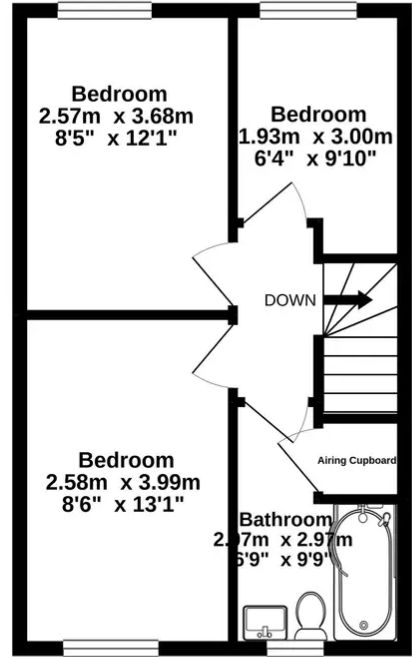
Walking into the entrance hall you are greeted with a lovely family home. The downstairs WC is to your left and you move forward into the lounge. The lounge has dual aspect windows and an electric fireplace creating a glow in the evenings. There is laminate oak effect flooring throughout the downstairs, allowing the lounge to flow into the kitchen diner. The house is modern and bright, and the kitchen has a built under oven and gas hob in situ. The dishwasher will remain in situ and has been used only a handful of times since new. The kitchen leads out onto the inviting garden. It backs onto a farmer's field, and the resident sheep can sometimes be seen grazing adding to the countryside charm and views beyond. From the garden you can access the utility room which is situated at the back of the single garage. Heading upstairs there are three good sized bedrooms, the rear rooms have views over the countryside. To the front of the property sits the family bathroom which has been recently tiled and decorated, it also features oak effect laminate flooring, although the bedrooms are carpeted. The bathroom also has an airing cupboard, which has no emersion tank as there is a combi boiler in the kitchen. This has created great storage for linen and towels. The main bedroom is a good size and allows enough space for a wardrobe and drawers. Overall, this house feels warm and welcoming



Ground Floor
54.4 sq.m. (586 sq.ft.) approx.



1st Floor
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 90.1 sq.m. (970 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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