



## 76 Oldway, Chudleigh - TQ13 0JA

£210,000 Freehold

\*3 Year Devon Rule Applies\* A beautifully presented two double bedroom mid-terrace house with a garden, parking and countryside views. This lovely home benefits from tasteful decoration throughout, a small study area and is close by to the town Centre and schools.

  
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### AGENTS INSIGHT:

"Located just a short walk to the town Centre with all its amenities and schools, this modernised property would suit a first time buyer, young family or couple. There are beautiful countryside views from the first floor and the amendments that have been made by the current owner have been done tastefully and with quality materials. A viewing is highly recommended."

**PLEASE NOTE:** 3 Year Devon Rule Applies.

Prospective purchasers of former Council properties in one of the designated rural areas of Teignbridge must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase. If there are two purchasers, only one person has to satisfy this requirement. The restriction is intended to suppress the price of the property thereby making the property affordable to local people. Local people are defined as those who have lived or worked in Devon etc. as defined above.



### STEP OUTSIDE:

The garden is enclosed by fencing making it child and animal friendly. It is mainly laid to lawn with a range of shrubs and plant borders. Adjacent to the property is an area of shingle which leads to the shed. To the rear of the property is a driveway for one vehicle and another large shed with power and water

### USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Solar Panels connected

Local Authority: Teignbridge District Council

Council Tax Band: A (£1,517.81 approx)

EPC Rating: 82 B

Tenure: Freehold



### 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 pre-school, primary 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.



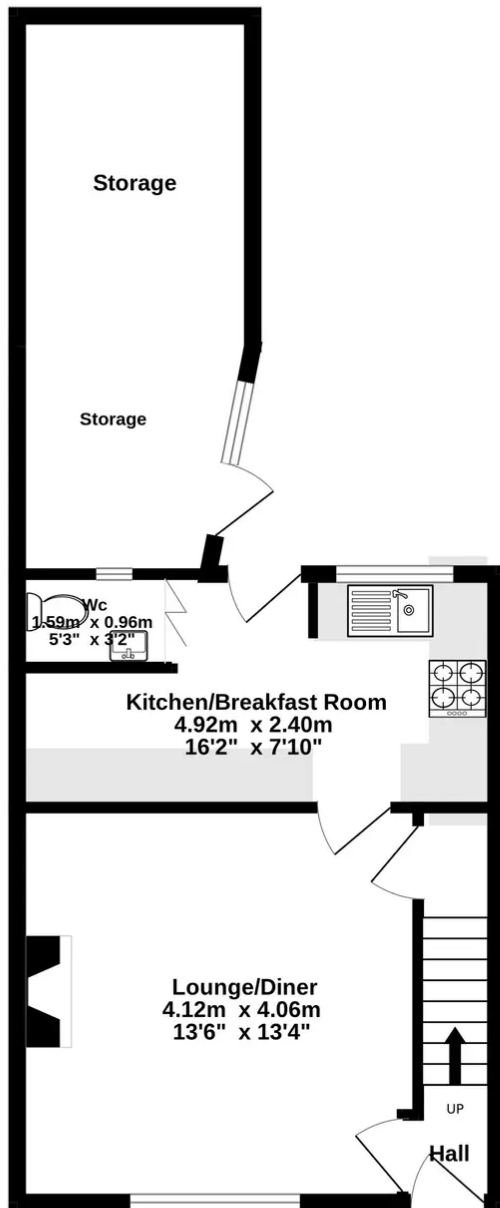


#### STEP INSIDE:

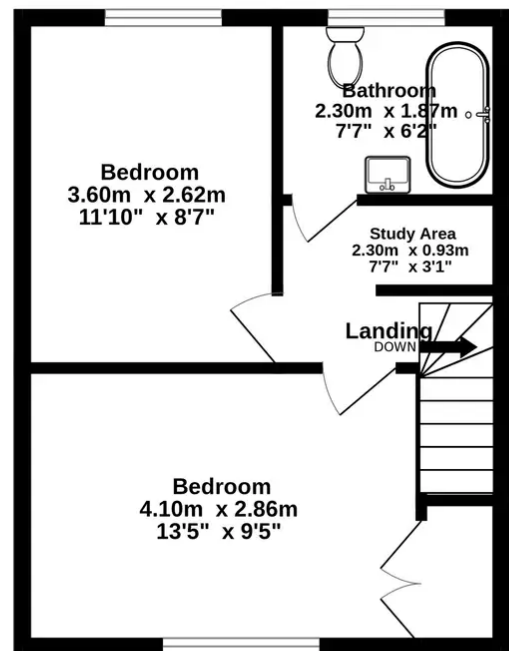
A well proportioned two bedroom terrace house which has been tastefully modernisation by the current owner and offers a garden and parking, close to the town centre. You enter this delightful home into an entrance hallway with stairs rising to the first floor landing. The living room is positioned to the front of the property with a window allowing natural light to flood the room. There is a fireplace with an electric wood burner effect fire currently in situ and a generous storage cupboard under the stairs. The kitchen, which is larger than the original design, has been fitted with a range of wooden units and plenty of work tops with attractive tiled splash backs. There is space for a fridge/freezer and an integrated oven and hob. There is a handy WC positioned next to the rear door which leads to the driveway. On the first floor is a useful space currently used as a study area. The two bedrooms are both double rooms, the main bedroom having a built in wardrobe. Completing the accommodation is a stylish bathroom which has been fitted with trendy tiles and wooden flooring, a bath with shower, WC, basin and heated towel rail.



**Ground Floor**  
44.5 sq.m. (479 sq.ft.) approx.



**1st Floor**  
31.8 sq.m. (342 sq.ft.) approx.



**TOTAL FLOOR AREA : 76.3 sq.m. (822 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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