



A detached family home with far reaching views, which has been refurbished with thought and flair to create a spacious and versatile family home with gardens, parking and garage, set on the edge of this development which gives easy access to the town and facilities.

71 Great Hill | Chudleigh | TQ13 0JS



thoroughly good property agents



PROPERTY TYPE
Detached House



SIZE
1,662 sq ft



LOCATION
Chudleigh



AGE
Modern



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage



OUTSIDE SPACE
Garden



EPC RATING
68D



COUNCIL TAX BAND
E



in a nutshell...

- Reception Room with Patio Doors
- Gym and Leisure Room
- Lovely Kitchen and Dining Room
- Study
- Cloakroom and Sep Utility Room
- Principle Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garage and Parking





the details...

A detached family home with far reaching views, which has been refurbished with thought and flair to create a spacious and versatile family home with gardens, parking and garage, set on the edge of this development which gives easy access to the town and facilities.

The property benefits from double glazing and mains gas central heating which were both upgraded in recent years. Access to the property is via the entrance hall with stairs leading to the first floor and down to the lower level and doors to study and living room. On the lower level the kitchen is beautifully fitted with a range of wall and base units, with complimentary lighting and incorporating worktops with an inset sink and mixer tap and an inset halogen hob with a pop-up extractor. Integral dishwasher, oven, combination microwave oven and fridge. The kitchen/dining room is filled with natural light from two windows to the front with a door into the utility room, again fitted with a range of units and spaces for washing machine and tumble dryer, with door to rear garden. On this level is a gym/leisure room which could be used as bedroom 5 or reception room. Off the main landing is a useful study and the living room, with patio doors leading out into the garden and a delightful feature fireplace with a slate hearth and fitted with an integral wood burning stove, giving a lovely feature to the room.

On the top floor is the principal bedroom with built in wardrobes and an ensuite shower room, fitted with a shower cubicle, w.c and hand basin. There are three further bedrooms and completing the accommodation is the family bathroom which comprises a bath with mixer tap and shower attachment, separate shower cubicle, w.c and hand basin.

Outside, to the front of the property is parking for several cars, to the side of which is a garage with workshop area, benefiting from power, light and a pedestrian door to the rear.

The gardens are mainly to rear and have been terraced and landscaped for ease of maintenance and providing delightful areas ideal for alfresco dining and barbecues, ideal for entertaining family and friends and enclosed, making it safe for children and pets and benefiting with exterior lighting, making it a magical evening venue. External power socket and water tap.

Tenure: Freehold

Council Tax – E

Services – Mains water, sewerage, electricity and mains gas central heating

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



what the owner loves most...

The space, especially my lovely kitchen and also the views.



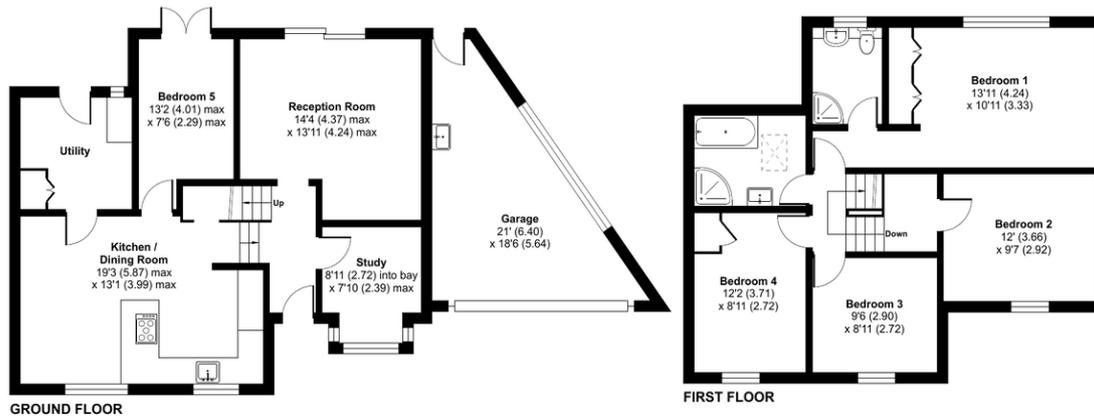
Great Hill, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1457 sq ft / 135.3 sq m

Garage = 205 sq ft / 19 sq m

Total = 1662 sq ft / 154.3 sq m

For identification only - Not to scale



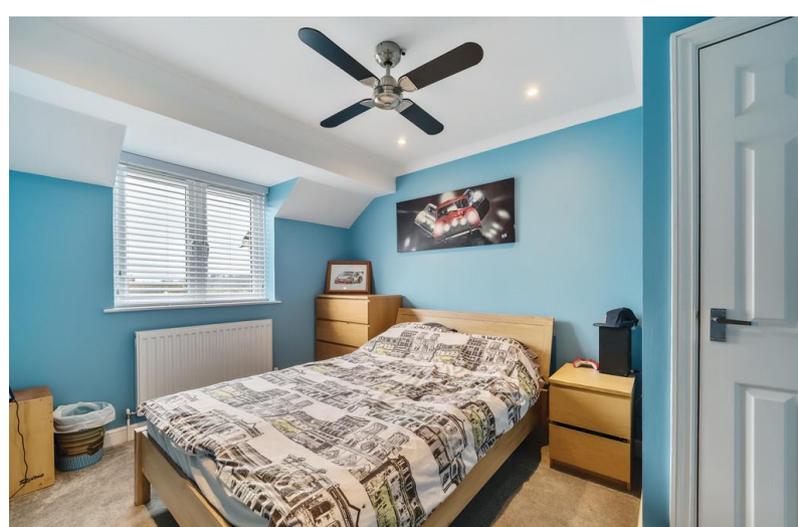
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the location...

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

Late night pint of milk: Spar/Co-op 0.5 mile
Town centre: Chudleigh 0.5 mile
Supermarket: Tesco 6.1 miles
Exeter: 10.7 miles
Newton Abbot: 7.5 miles

Relaxing

Beach: Teignmouth 7.9 miles
Play park: Fore Street 0.5 mile
Chudleigh Sport Centre: 0.1 mile
Haldon Forrest Park: 6 miles

Travel

Bus stop: Brocklands 0.1 mile
Train station: Newton Abbot 8 miles
Main travel link: A38 1.4 miles
Airport: Exeter 14.2 miles

Schools

Chudleigh Primary School: 0.7 mile
Teign School: 5 miles (school bus)
South Dartmoor Community College 9.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0JS**

how to get there...

From the A38 travelling north, take the Chudleigh and Teign Valley exit and follow the signs into Chudleigh. On reaching the town continue into the town on Parade and at the crossroads, turn left into Old Way and then right into Great Hill. Proceed down the hill taking the third left and the property can be found at the top.





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

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