



Lovely views from this beautifully presented and maintained home, offering light and airy accommodation set on a larger than average plot, enclosed rear garden with lovely seating areas, garage and ample parking, conveniently located on the edge of this new development. **HIGHLY RECOMMENDED**

4 Pipistrelle Close | Newton Abbot | TQ13 0FP



thoroughly good property agents



PROPERTY TYPE
Semi Detached



SIZE
1 115 sq ft



LOCATION
Chudleigh



AGE
3 Years Old



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
84 B



COUNCIL TAX BAND
C



in a nutshell...

- Kitchen and Breakfast Room
- Cloakroom
- Master Bedroom with Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Garage with Pedestrian Door to rear
- Ample Parking
- Landscaped enclosed Gardens
- Mains Gas Central Heating





the details...

A stunning modern property which was purchased with many upgraded fixtures and fittings to create a light and airy home set on a larger than average plot benefiting from an enclosed rear garden with cleverly planned seating areas, a garage, ample parking and attractive views.

Inside it is beautifully presented with light and neutral decor throughout and feels warm and inviting with gas central heating and double glazing.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, an understairs storage cupboard and door into the cloakroom fitted with a WC and hand basin. The kitchen/breakfast room is fitted with a range of wall and base units with worktops over, incorporating a sink with mix tap over. It is fitted with a range of integral appliances comprising oven, hob, extractor hood, washing machine, dishwasher and space for fridge/freezer. The spacious living/dining room is filled with natural light from a window overlooking the garden and patio doors to the rear garden, a superb room to entertain, or just relax after a busy day.

On the first floor the principal bedroom benefits from an ensuite comprising a large walk-in shower, WC, hand basin and tall wall mounted heated towel rail. There are two further light and airy bedrooms and completing the accommodation is the family bathroom fitted with a bath with mixer taps including a hand held shower attachment and a further overhead shower, WC, hand basin and a wall mounted heated towel rail.

Outside two steps lead to the front entrance from the parking area, with a small garden to each side and further parking can be found in front of the garage located to the side of the property and benefits from power, light and under eaves storage. The rear garden has been thoughtfully landscaped to take full advantage of the sun and is fully enclosed, making it safe for children and pets. There are two areas, a paved patio and decked terrace, both ideal for a barbecue, or drinks with family and friends and outside lighting adds that extra sparkle.

Tenure: Freehold

Council Tax Band: C

Services: Mains drainage, water and electric, with mains gas central heating

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



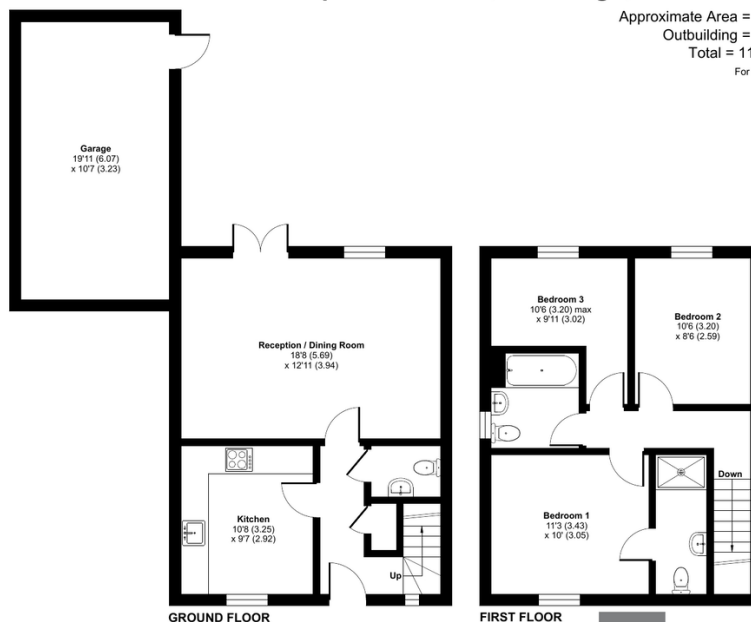
Pipistrelle Close, Chudleigh, Newton Abbot, TQ13

Approximate Area = 902 sq ft / 83.7 sq m

Outbuilding = 213 sq ft / 19.7 sq m

Total = 1115 sq ft / 103.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



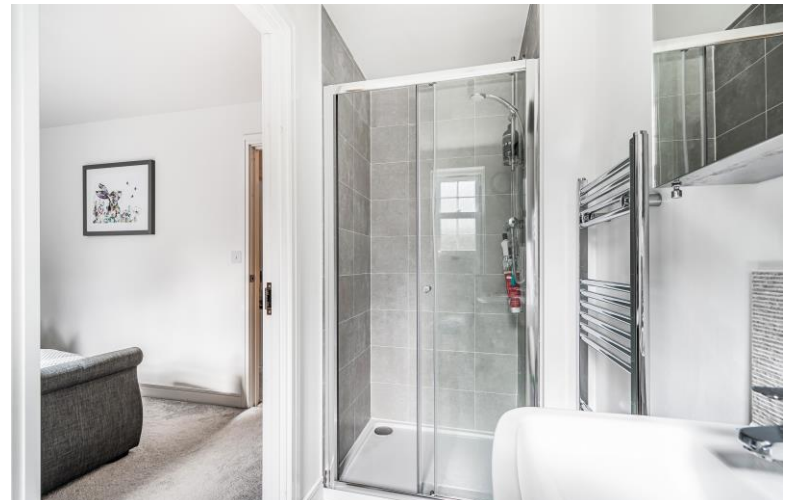
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1093644



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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 0.7 mile
Town centre: Chudleigh 0.7 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: Main Road 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: 0.5 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 0FP**

how to get there...

From the A38 travelling north, take the Teign Valley and Chudleigh exit and follow the sign to Chudleigh. Take the third turning on the left into The Oaks and immediately right, where the property can be found on the left hand side.





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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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