



A beautifully maintained, comfortable home with good sized accommodation, set on the edge of this popular town which offers an array of facilities, including local shops, eateries, doctors surgery, a bus service to Plymouth and Exeter and easy access to the A38, ideal for those commuting to either city.

1 Lears Lane | Chudleigh | TQ13 0LP



thoroughly good property agents



PROPERTY TYPE

House



SIZE

798 sq ft



LOCATION

TQ13 0LP



AGE

1980s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

70 C



COUNCIL TAX BAND

B



in a nutshell...

- Sitting Room
- Kitchen Dining Room
- 2 Double Bedrooms
- Family Shower Room
- Enclosed Gardens to Front and Rear
- Edge of Town
- Allocated Parking Space





the details...

This lovely home has been beautifully maintained set in a traffic free location, with gardens to front and rear and benefiting from double glazing, gas central heating and engineered oak flooring to the ground floor

The property is accessed through a glazed door into an entrance vestibule with storage and coat hooks and door into the living room. This light and airy room has a window overlooking the garden to the front and countryside beyond. The kitchen, dining room has two windows overlooking the rear garden and has been refitted to include a range of light coloured base and wall mounted units incorporating a sink with mixer tap over. There is an integral oven with hob with extractor hood over and a fridge. A base unit can be adapted to install a dishwasher if require and a wall mounted cupboard houses the gas central heating boiler. A walk in cupboard hides the washing machine and offers further storage. A glazed door leads out to the rear open porch and a block storage shed.

On the first floor are two bedrooms, the larger of the two, to the front of the property, is fitted with a range of built in wardrobes offering hanging and storage space and has two windows giving a light and airy feel and views across neighbouring countryside. The second bedroom is also a good sized double, again with fitted wardrobes. The shower room has been refitted to include a large walk in shower with dual shower heads, a vanity hand basin with storage below and w.c.

A pedestrian path leads to the front of the property with a wooden gate leading into the lawned garden and a path leading to the front door. Access is gained to the rear garden through a side gate. The rear garden has been landscaped to provide a paved terrace ideal for bar-be-cues with family and friends, which continues onto a lawn area, where there is a wooden shed. The gardens to front and rear have been fenced, making it safe for children and pets. There is a pedestrian gate leading the communal parking area, where the property benefits from two parking spaces.

Tenure: Freehold

Council Tax Band: B

Services: Mains electric, water, drainage and gas central heating
Broadband and Mobile Signal - Please visit
<https://checker.ofcom.org.uk> for availability.



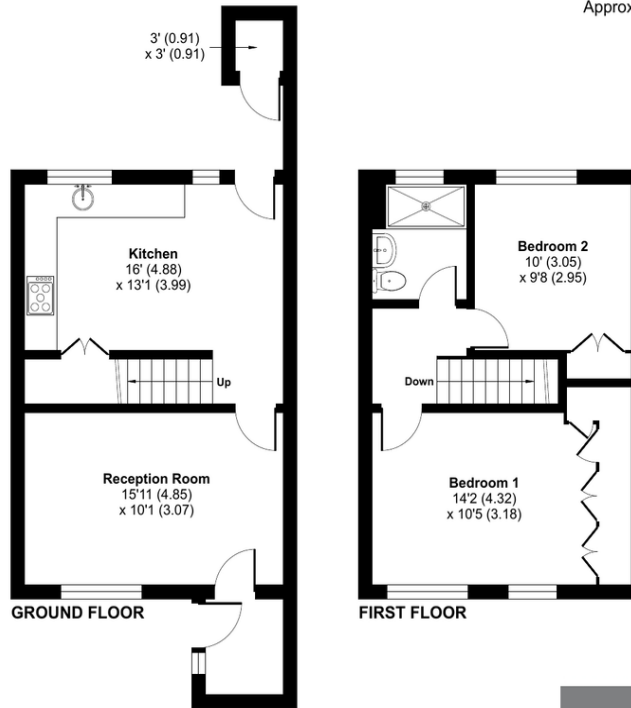
Lears Lane, Chudleigh, Newton Abbot, TQ13

Approximate Area = 789 sq ft / 73.3 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 798 sq ft / 74.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1109417



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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 0LP**

how to get there...

From Bovey Tracey continue to Chudleigh into The Parade, then turn right into Lawn Drive. Continue to the end of the road, turning right into Clifford Street over the stone bridge and the property can be found at the end of the path immediately on the left.





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

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