



A superb family home offering light and airy, spacious accommodation, with lovely views to countryside beyond, benefitting from double glazing, gas central heating and with the added bonus of an income from Solar PV panels, gardens to front and rear and a double garage. NO ONWARD CHAIN – READY FOR IMMEDIATE OCCUPATION

6 Lawn Drive | Chudleigh | TQ13 0LT

complete.

thoroughly good property agents



PROPERTY TYPE

House



SIZE

1,280 sq ft



LOCATION

Chudleigh - Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage, Off Road
Parking



OUTSIDE SPACE

Garden



EPC RATING

74 C



COUNCIL TAX BAND

F



in a nutshell...

- Kitchen/Breakfast Room
- Dining Room or Snug
- Dual aspect Sitting Room
- Cloakroom
- Principal Bedroom with Ensuite
- Three further Double Bedrooms
- Family Bathroom
- Double Garage
- Front and Rear Gardens





the details...

The property is accessed beneath a storm porch into the entrance hall with stairs rising to first floor and a door to the cloakroom fitted with a w.c and hand basin. The spacious open plan kitchen/breakfast room is fitted with an array of gloss white fronted wall and base units, with an inset one and half bowl sink and drainer. Integrated appliances consist of dishwasher and oven with an induction hob and extractor over, with spaces for a washing machine and upright fridge/freezer. There is a door to the understairs cupboard and natural light floods in from a window and glazed door to the rear. There is plenty of room for a dining table making this a superb room for entertaining family and friends. The dining room is currently used as a snug and benefits from glazed panels allowing more light from the hallway, giving the room a lovely light and airy feel. The generous sized, dual aspect sitting room has a window to the front and patio doors leading out into the rear garden.

Upstairs there are four double bedrooms, the principal having an ensuite shower room with large walk in shower, hand basin and w.c. The accommodation is complete with a family bathroom comprising bath with shower over, a shower screen and a vanity unit incorporating the hand basin and w.c.

Outside there is an area of garden to the front of the house, currently laid to lawn, but could be used for additional parking, beyond which is the driveway and double garage and behind is a wooden shed. The south facing garden to the rear is enclosed and benefits from a paved terrace ideal for family bar-be-cues and alfresco dining, beyond which is an area of lawn.

Tenure: Freehold

Council Tax Band – F

Services: Solar Panel, mains gas central heating, electricity, main drainage and water.

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



the floorplan...

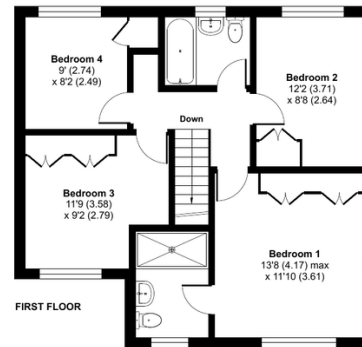
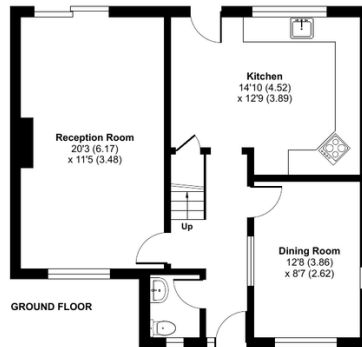
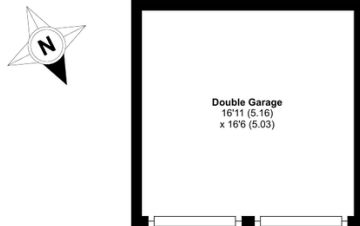
Lawn Drive, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1280 sq ft / 118.9 sq m

Garage = 281 sq ft / 26.1 sq m

Total = 1561 sq ft / 145 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). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1112246



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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 0LT

how to get there...

From Bovey Tracey continue into Chudleigh and proceed on the B3344 onto The Parade, then right into Lawn drive. Continue to the bottom on the hill, past Troarn Way and Parkway Road, taking the next right into the cul-de-sac where the property can be found immediate on the private drive to the right.





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

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