



A versatile semi-detached family home, offering three double bedrooms and a study, benefitting from delightful far reaching views, gardens, parking and a garage, located on this popular residential development, on the edge of town.

80 Lower Trindle Close | Chudleigh | TQ13 0FB



thoroughly good property agents



PROPERTY TYPE  
Semi Detached  
House



SIZE  
1,094 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
3



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
78 C



COUNCIL TAX BAND  
C



### in a nutshell...

- Light and airy first floor Sitting Room
- Kitchen Dining Room
- Study
- Cloakroom
- Principle Bedroom Ensuite
- Two further double Bedrooms
- Family Bathroom
- Garage and Parking
- Enclosed Rear Garden







## the details...

This lovely home is beautifully presented which is evident when walking into the hallway, with access to the cloakroom with w.c, pedestal hand basin and radiator, a deep storage cupboard with hanging and storage, study, ideal for those working from home with window to front elevation, stairs rising to the first floor and a door leading into the kitchen/dining room. The kitchen is fitted with a range of light fronted wall and base units with ample worktops over, incorporating a sink unit with mixer tap above. There is a double oven with hob and extractor hood over, and spaces for a dishwasher and upright fridge freezer. This light and airy room benefits from patio doors with windows to either side which lead out into the garden. There is plenty of space for a table and chairs, as well as a settee, making it a very social room, to not only have family meals but also enjoy entertaining friends. There is a useful deep understairs storage cupboard.

On the first floor is the delightful, sizeable sitting room which enjoys far reaching countryside views from two windows to the rear. The principal bedroom is also on this level, again with two windows allowing plenty of natural light, built in wardrobes and a door leads to the ensuite, which comprises a large walk-in shower, pedestal hand basin, w.c. and a heated towel rail.

On the second floor is the family bathroom, fitted with a panelled bath, shower attachment over, pedestal hand basin, w.c. and a heated towel rail. The accommodation is complete with a further two double bedrooms with a Velux window and built in cupboard housing the hot water cylinder.

Outside is a single garage which has been fitted with power, light and water so is currently used as a useful utility area, housing the washing machine. There is plenty of loft storage, a rear pedestrian door and parking in front of the garage for one or two cars. The garden is mainly to the rear, set on two levels. The level accessed from the dining room is paved and offers a lovely position to enjoy a quiet drink, or family barbecue, whilst taking advantage of the far reaching views. Steps lead down to the lower garden which is laid to lawn and with borders planted with mature shrubs, being fully enclosed it is ideal for children and pets.

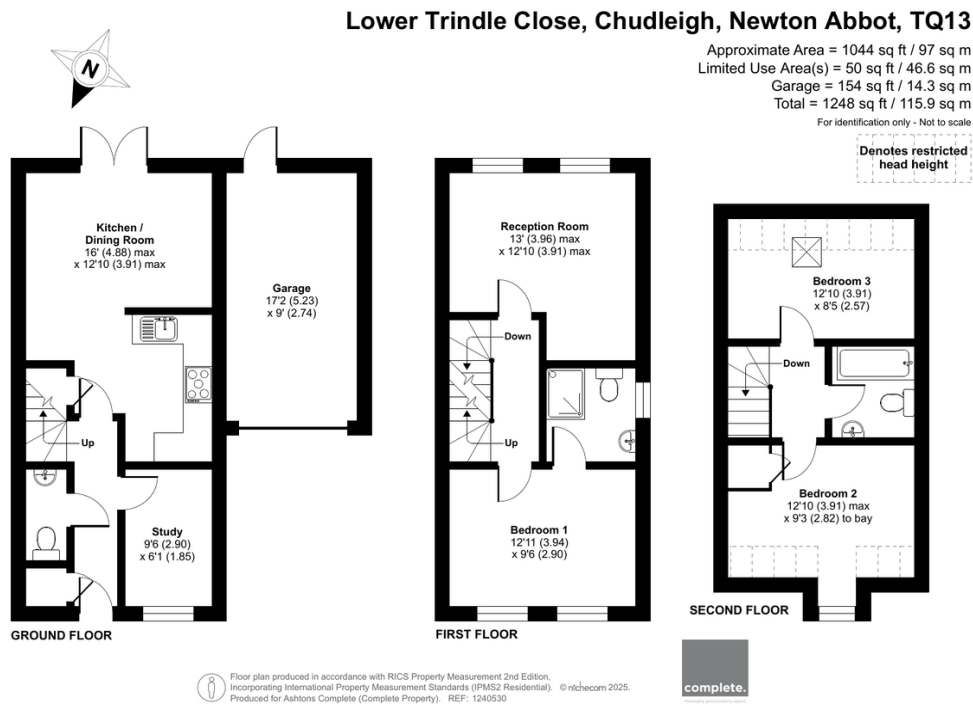
Tenure Freehold

Services: Mains Electricity, Gas, Water and Sewerage.

Service Charge: £308 pa

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





Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.





## 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: Co-op 7am-10pm 0.7 mile Town

Centre: Chudleigh 0.7 mile

Supermarket: 0.7 mile

Exeter: 12.3 miles

### Relaxing

Beach: Teignmouth 8.7 miles

Finlake leisure centre – spa, riding, swimming pool & gym:  
1.8 miles

Golf: Stover 3.9 miles

Haytor, Dartmoor: 7.8 miles

### Travel

Bus stop: Parade 0.6 mile

Train station: Newton Abbot 6.3 miles

Airport: Exeter 15.9 miles

### Schools

Chudleigh C of E Primary School: 0.5 mile

South Dartmoor Community College: 8.9 miles (school bus)

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 0FB**

## how to get there...

From the A38 take the slip road to Chudleigh and continue towards the town centre. After the off centre crossroad by the giveaway point, take the first turning left onto Old Way and proceed on this road and eventually left into Lower Trindle Close. Follow the road around and the property can be found on the right hand side.







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

Tel 01626 832 300  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**