



A well-presented three-bedroom link-detached home in the sought after ancient wool town of Chudleigh. The property features a modern kitchen/diner, spacious sitting room, en-suite to the principle bedroom, garage, parking and an enclosed landscaped garden.

8 Fairpark Close | Chudleigh | TQ13 0PF

complete.
thoroughly good property agents

**PROPERTY TYPE**

Link-Detached House

**SIZE**

982 sq ft



LOCATION
Chudleigh



AGE
2015



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
80 C



COUNCIL TAX BAND
D

**in a nutshell...**

- Well-presented three-bedroom home
- Modern kitchen/dining room
- Spacious sitting room
- Downstairs cloakroom
- Principal bedroom with ensuite
- Two additional bedrooms
- Family Bathroom
- Enclosed landscaped rear garden
- Single garage with driveway parking
- Nestled in a quiet cul-de-sac





the details...

The ground floor is thoughtfully arranged and well suited to modern living. A welcoming entrance hall provides access to a convenient cloakroom.

The sitting room is a spacious and light-filled area, offering ample space for a range of seating and furnishings. With a pleasant open outlook and an open, inviting atmosphere, it is ideal for both everyday relaxation and entertaining.

To the rear of the property is the contemporary kitchen/dining room, fitted with a range of modern units, integrated appliances and generous worktop space. There is ample room for a dining table, creating a practical and sociable hub of the home. Sliding patio doors open directly onto the rear garden, seamlessly linking indoor and outdoor living and making this an excellent space for family life and entertaining.

The first floor offers well-balanced and versatile accommodation comprising three bedrooms, a family bathroom and an en-suite, making it ideal for families or those seeking flexible living space.

The principal bedroom is a comfortable double room benefitting from a modern en-suite shower room with shower enclosure, WC and wash hand basin. There are two further well-proportioned bedrooms, suitable for children, guests or use as a home office.

Completing the first floor is a contemporary family bathroom fitted with a panelled bath, WC and wash hand basin, finished in neutral tiling. The landing provides useful storage and access to all rooms, creating a practical and well-designed upper level.

To the front, the property is approached via a paved pathway bordered by established planting, creating an attractive and welcoming entrance with a covered storm porch. A driveway provides off-road parking and leads to a single garage, offering secure parking or additional storage.

To the rear is an enclosed garden arranged over two levels. Immediately adjacent to the house is a paved patio seating area, ideal for outdoor dining and entertaining. Steps lead up to a raised garden area featuring a combination of artificial lawn, paving and well-stocked borders with mature shrubs and plants, providing a good degree of privacy.



the floorplan...

**Approximate Gross Internal Area 982 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 491 sq ft - 46 sq m

First Floor Area 491 sq ft - 46 sq m

Garage Area 150 sq ft - 14 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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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

Town Centre: Co Op 0.6 mile

City: Exeter 13 miles

Relaxing

Beach: Teignmouth 8.4 miles

Finlake spa, horse riding & gym: miles

Golf: Stover 4.2 miles

Travel

Bus stop: 0.1 mile

Train station: Newton Abbot 6.7 miles

Main travel link: A38 0.6 miles

Airport: Exeter 15.5 miles

Schools

Chudleigh C of E Primary: 0.6 miles

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

how to get there...

From the A38, take the Chudleigh exit and head up B3344. Turn left into Coburg Crescent. Follow the road down and take the right turn into Fairpark Close. At the end of the road turn left into cul-de-sac, the property can be found on the right.





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