



- ✔ Semi-detached bungalow
- ✔ Located on the outskirts of Chudleigh
- ✔ Some modernisation required
- ✔ Kitchen/dining room
- ✔ Two Bedrooms
- ✔ Potential for off road parking
- ✔ Cul-de-sac location
- ✔ Level rear garden
- ✔ Scope for an extension subject to planning permission
- ✔ Chain free

Our View "The property is positioned towards the head of the cul-de-sac with a level garden to the rear"

A two bedroom semi-detached bungalow located in a cul-de-sac location on the outskirts of Chudleigh.



The property is accessed via a ramp walkway (which could be removed if desired) as the original pathway can be found underneath. The pathway leads to a double glazed front door leading into an entrance porch with secondary door into the hallway. The hallway has a built in storage cupboard housing the combination boiler for the property. Doors lead to the principal rooms including the lounge which is double aspect with windows to the front and side elevation and a gas "living flame" fire.

The kitchen is fitted with a range of base and eye level units with roll edge work top incorporating a stainless steel drainer with sink inset, tiled splashback, gas cooker point, space for a fridge freezer, space and plumbing for an automatic washing machine. A courtesy door with steps leads down to the rear garden. There is a further doorway to a storage area with built in cupboard housing the gas meter. The larger of the two bedrooms is located at the rear of the property. The second bedroom is located at the front of the property with a window overlooking the garden. The bathroom is fitted with a white suite comprising of low level WC, pedestal wash hand basin, panelled bath with mixed tap and shower attachment with extended tile surround and obscured window to the front elevation.

Outside, to the front of the property there is a level garden with fencing inset with double gates to the front of the area which has been part gravelled. The curb would need to be lowered in order to gain access to this area to allow for any potential parking, and this would be subject to planning permission from Teignbridge district council.



The other part of the garden is laid to lawn; from the gravelled area the garden continues around to the rear of the property where the majority of the area is laid to lawn with a further hardstanding area. The garden is enclosed with a combination of hedging and fencing. The property is chain free.

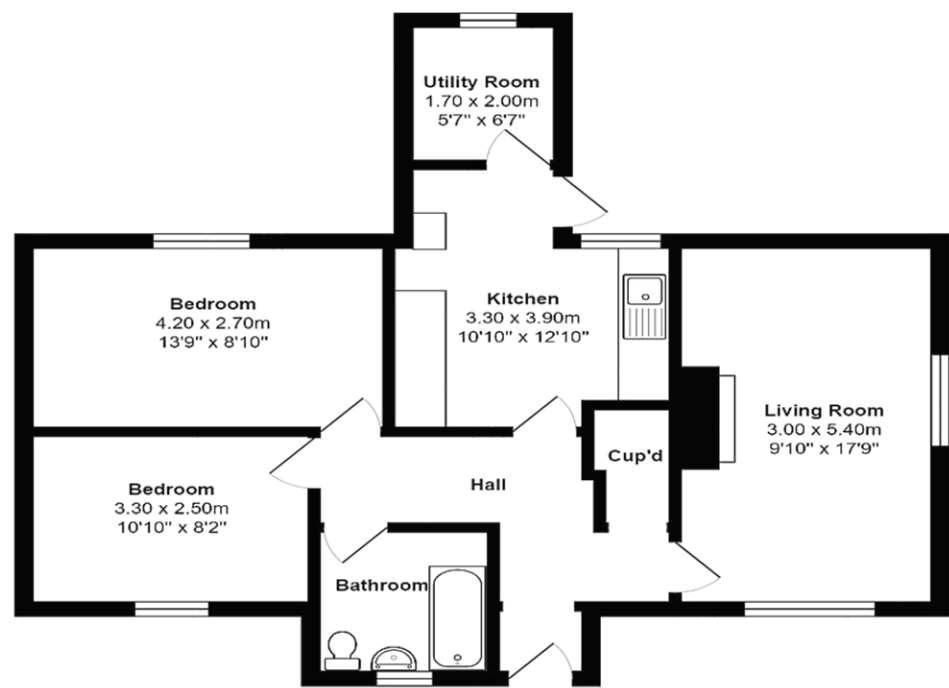
Albeit a small country town, Chudleigh has all the charm and community spirit of a village. It is well served by a good range of shops, several inns and restaurants and has churches of many denominations. There is a local library, a primary/junior school, health centres and facilities for numerous sports and pastimes. Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter and the M5. The scenic Dartmoor National Park and the coast at Teignmouth and Torbay are all within 12 miles and the bustling market town of Newton Abbot is just a 5-mile drive away.

Council Tax: Band A
EPC: Band D

AGENTS NOTE: Locality Clause - Purchasers must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchasing. If there are two purchasers, only one person has to satisfy this requirement.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



40 Haldon View, Chudleigh
Total Area: 66.9 m² ... 721 ft²

All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we 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 and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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40 Haldon View, Chudleigh, Newton Abbot, TQ13 0LN

Ref: L790524 Tenure: Freehold

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£265,000

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