



- 🏠 Character Townhouse
- 🏠 Two Double Bedroom
- 🏠 Located conveniently for Chudleigh's Amenities
- 🏠 Living/Dining Room with feature Stone Fireplace
- 🏠 No Onward Chain
- 🏠 Rear Courtyard Garden
- 🏠 Easy Access to The A38 Serving Both Exeter & Plymouth

Our View "Superb Character Village Home"

A two double bedroom character townhouse conveniently located in the centre of Chudleigh, with accommodation located over three floors with rear courtyard garden with side access.



Accommodation - A solid wood door opens into the entrance hall which offers space for hanging coats. The staircase to the first floor is within the entrance hall along with a door into the lounge/dining room on the right. The lounge/dining room features an impressive feature stone fireplace with tiled hearth. There is a uPVC double glazed window to the front aspect and storage cupboard under the stairs. To the left of the fireplace is a doorway into the kitchen which has a range of base and eye level units with rolled edge work surfaces. Single drainers sink unit with large window overlooking the rear garden with its characterful stone wall and rockery garden. External door to the garden and side access. From the entrance hall, stairs rise to the first-floor landing, with doors to the bathroom and bedroom two. This bedroom has a uPVC double glazed window to the front aspect and a large walk-in-wardrobe which also houses the gas central heating boiler. The bathroom has a panel bath with shower attachment, a pedestal wash basin, and a close coupled WC. A window to the rear aspect provides light and natural ventilation. From the first floor landing a staircase rises to the second-floor landing with a window to the rear aspect and a door into the master bedroom. At the end of the landing is a large storage cupboard. The



second double bedroom has a uPVC window to the front aspect. This sizeable room has two built-in wardrobes.

Outside - At the front of the property is a solid timber door which opens into a shared passageway leading to the rear garden. The rear garden is a walled courtyard with raised flowerbeds/rockery. There is a right of way for neighbours to pass across the courtyard to access the rear of their properties.

Directions - From our office at 8 Fore Street, Chudleigh, turn right on Fore Street towards the war memorial. Continue into New Exeter Street and the property is located on the left-hand side.

Services - There is a mains gas, water, drainage, and electricity.

Tenure - Freehold
Council Tax - Band 'B'
EPC - Rating 'C'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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