



A spacious and versatile detached family home arranged over three floors, offering four bedrooms and potential for a fifth, a generous open-plan kitchen/dining room, living room with balcony, principal bedroom with en-suite, garage, driveway parking and an enclosed rear garden. Enjoying an elevated position with attractive countryside views.

19 Coburg Crescent | Chudleigh | TQ13 0PB



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,664 sq ft



LOCATION

Chudleigh



AGE

2015



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Balcony, Patio



EPC RATING

77 C



COUNCIL TAX BAND

E



in a nutshell...

- Detached family home
- Four-bedroom with potential for five
- Open-plan kitchen/dining room
- Living room with a private balcony
- Principal bedroom with en-suite shower room
- Utility room and two cloakrooms
- Contemporary family bathroom
- Attached garage and driveway parking
- Enclosed rear garden with patio and countryside views
- Chudleigh





the details...

Entering the property through the front door, you are welcomed into a central hallway with stairs rising to the first floor and descending to the lower ground floor. A cloakroom/WC is conveniently located off the hall. To the rear of the property, the spacious living room provides an inviting setting for both relaxation and entertaining. Large, glazed doors open onto a private balcony, creating an attractive indoor-outdoor flow and offering pleasant views over the surrounding countryside. Also on this floor is a flexible fourth bedroom, currently arranged as a home office. The balcony itself offers a delightful seating area, perfect for al fresco dining or simply enjoying the outlook.

The lower ground floor is centred around an impressive open-plan kitchen and dining room, creating a superb space for modern family life and entertaining. The contemporary kitchen is fitted with a comprehensive range of high-gloss wall and base units, complemented by extensive work surfaces and a breakfast bar for informal dining. Integrated appliances include an electric double oven, dishwasher and fridge/freezer, while an inset ceramic electric hob with extractor hood over completes the specification. There is ample space for a dining table, and large glazed doors open directly onto the patio and garden, flooding the room with natural light and providing a seamless connection to the outside space. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities, helping to keep the main living area organised and uncluttered. Also on this level is a versatile study, which could equally be utilised as a fifth bedroom, making it ideal for larger families, visiting guests or those seeking flexible accommodation. A cloakroom/WC and useful built-in storage complete the lower ground floor.

The first floor provides well-proportioned family accommodation comprising three bedrooms and a contemporary family bathroom. The principal bedroom is a particularly impressive space, enjoying an abundance of natural light and attractive views across the surrounding countryside through French windows and a Juliette balcony. The room benefits from built-in wardrobes and is served by a modern ensuite shower room fitted with a shower enclosure, wash hand basin and WC. Two further bedrooms are located on this floor, both offering comfortable and adaptable accommodation. One benefits from a dual-aspect outlook, while the other enjoys additional natural light from a skylight window. The family bathroom is fitted with a panelled bath with shower over, wash hand basin and WC, complemented by contemporary tiling and a heated towel rail. A useful built-in storage cupboard on the landing completes the first-floor accommodation.

Externally, the property occupies an elevated position within this modern residential development and enjoys attractive views across the surrounding countryside. To the front, a driveway provides off-road parking and leads to the attached garage, while steps rise to the covered entrance porch. A small area of landscaped planting enhances the frontage. To the rear, the property benefits from a private, enclosed garden, predominantly laid to lawn and bordered by fencing. A generous patio area provides an ideal space for outdoor dining, entertaining and relaxation, while the lawn offers ample room for children, pets and gardening enthusiasts. The garden also enjoys pleasant views towards the surrounding countryside.

Service charge approximately £621 pa



**Approximate Gross Internal Area 1664 sq ft - 155 sq m
(Excluding Garage)**

Lower Ground Floor Area 544 sq ft – 51 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 655 sq ft – 61 sq m

Garage Area 182 sq ft – 17 sq m



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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

Supermarket: Lidl Bovey Tracey 4.3 miles

Newton Abbot: 7.7 miles

City: Exeter 13 miles

Relaxing

Beach: Teignmouth 8.4 miles

Finlake spa, horse riding & gym: 1.5 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

Teign School: 4.2 miles

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

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 the property can be found on the left before the green.





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

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