



Chudleigh

- Mature Terraced House
- 3 Bedrooms
- Lounge & Fitted Kitchen
- Bathroom
- Double Glazing & Gas Central Heating
- Front & Rear Gardens
- Countryside Views From Front Aspect
- Popular Town Location

Asking Price:

£209,000

Freehold

EPC Rating: D68

16 Mount Pleasant, Chudleigh, TQ13 0LL

A modernised and well-presented mature terraced house enjoying countryside views from the front aspect. The spacious accommodation benefits from gas central heating and double glazing and externally there are front and rear gardens. Prospective purchasers are advised that the 3 year Devon rule applies to this property.

Mount Pleasant is situated on the fringes of the ancient wool town of Chudleigh. There are a wide range of amenities in the town including an established high street with various shops, a primary school, church, medical centre, various public houses and restaurants. The town is particularly popular with commuters due to its convenient location for the A38 to Plymouth and Exeter. Nearby attractions include Haldon Forest and Canonteign Falls. A wider range of amenities can be found in the market town of Newton Abbot and in Bovey Tracey at the foot of the Dartmoor National Park.

Accommodation

The entrance hallway leads to the lounge with wood burner, exposed timber flooring and views towards the surrounding countryside. The fitted kitchen / breakfast room has a door to the rear garden and also on the ground floor is a bathroom fitted with a modern white suite. The three bedrooms are situated on the first floor, the master enjoying the pleasant rural views.

Ground Floor

Entrance Hallway

Lounge 12' 10" (3.91m) x 11' 7" (3.53m)

Kitchen / Breakfast Room 12' 4" (3.76m) x 9' 2" (2.79m)

Bathroom

First Floor

Landing

Bedroom 1 12' 11" (3.94m) x 9' 0" (2.74m)

Bedroom 2 13' 1" (3.99m) x 11' 0" (3.35m)

Bedroom 3 9' 2" (2.79m) x 7' 4" (2.24m)

Outside

Front and rear gardens, the rear with deck, lawn and timber cabin that would be ideal as a workshop or home office.

Timber Cabin 17' 1" (5.21m) x 7' 3" (2.21m)

Agents Notes

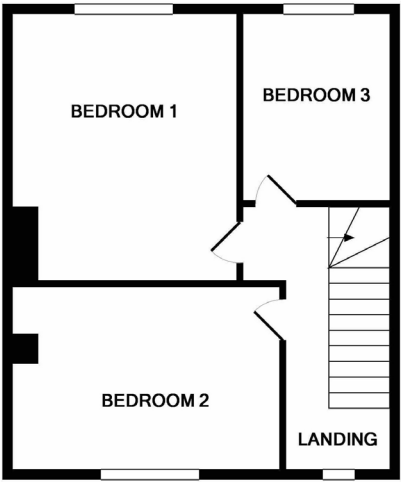
Council Tax Band: Band A

Directions

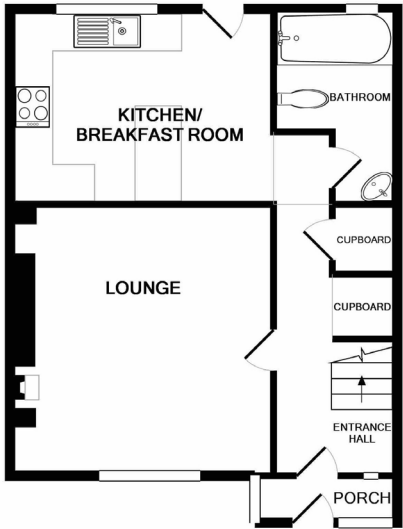
Take the B3344 into Chudleigh crossing over the A38. Follow Station Hill into the town as the road becomes The Parade. Turn right into Lawn Drive. Follow Lawn Drive to the cross roads at the end. Turn right onto Clifford Street. Follow the road past Lears Lane and Mount Pleasant can be found on the left hand side.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate

Full report available on request

