



**SAMPLE
MILLS**

**Oldway
Chudleigh
Newton Abbot
Devon**

£220,000
FREEHOLD





**Oldway, Chudleigh, Newton Abbot,
Devon**

£220,000 freehold

Occupying this cul de sac in the popular and charming historical town of Chudleigh with easy access to amenities including shops, doctors, vets, pubs and restaurants, takeaways, church, primary school, library, regular bus service to Exeter and Newton Abbot plus easy access to the A38 Plymouth to Exeter and the M5 Motorway.

The accommodation comprises entrance hall, lounge, kitchen and bathroom on the ground floor. On the first floor there are 3 bedrooms.

Other features include gas central heating, double glazing and gardens to front and rear.

Being offered with NO CHAIN viewing is recommended.

Please Note, this property is subject to the 3 year Devon Residency Restriction, which means that any potential Purchasers must have lived or worked in Devon for the last 3 years.



uPVC part double glazed door through to:

Entrance Hall

Double panelled radiator. Staircase rising to first floor. Door through to:

Lounge – 4.09m x 3.86m (13'5" x 12'8")

Inset feature fireplace. Radiator. TV point. uPVC double glazed window to side. Fitted shelving. Understairs storage cupboard. Central heating thermostat. Door to:

Kitchen – 3.10m x 2.36m (10'2" x 7'9")

Inset stainless steel single drainer sink unit. Fitted matching wall and base units. Worktop surface areas. Electric cooker point with extractor hood above. Plumbing for washing machine. uPVC double glazed window overlooking the rear garden and countryside views. Spotlight points. Part glazed door through to:

Rear Porch

uPVC half double glazed door to the rear garden. Door through to:

Bathroom

Panelled bath with fitted shower. Pedestal wash-hand basin. Low level w/c. Fully tiled walls. Heated towel rail.

First Floor Landing

Hatch to the roof space.

Bedroom 1 – 3.86m x 2.79m (12'8" x 9'2")

Single panelled radiator. uPVC double glazed windows to two aspects. Built-in shelved wardrobe. TV point.

Bedroom 2 – 3.73m x 2.44m (12'3" x 8'0")

Radiator. Built-in wardrobe with cupboard space. uPVC double glazed window overlooking the rear enjoying distant countryside views.

Bedroom 3 – 2.82m x 2.24m (9'3" x 7'4")

Radiator. uPVC double glazed window overlooking the rear.

Outside

To the front of the property is an enclosed garden predominately laid to lawn. There is a side path providing access to the rear, where there is a paved area, there is an outside store which then leads on to a fenced in garden laid to lawn backing on to countryside.

Agent's Note

Council Tax Band: 'B' £1947.14 for 2025/26

EPC Rating: TBC

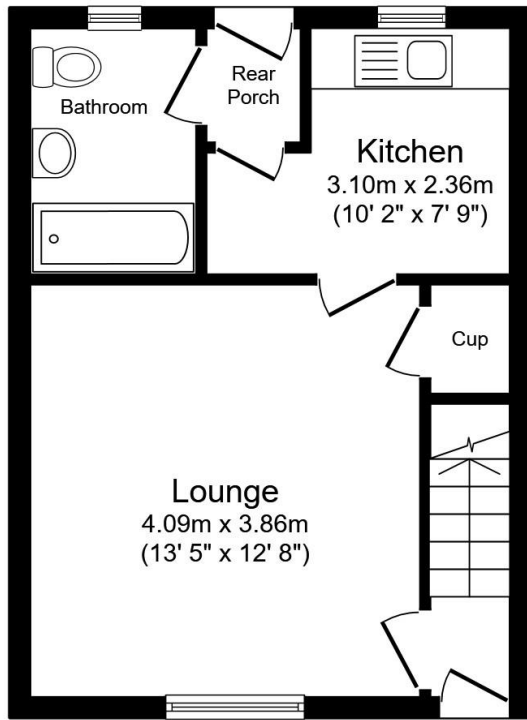
Long Term Flood Risk: Very Low

Please Note, this property is subject to the 3 year Devon Residency Restriction, which means that any potential Purchasers must have lived or worked in Devon for the last 3 years.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

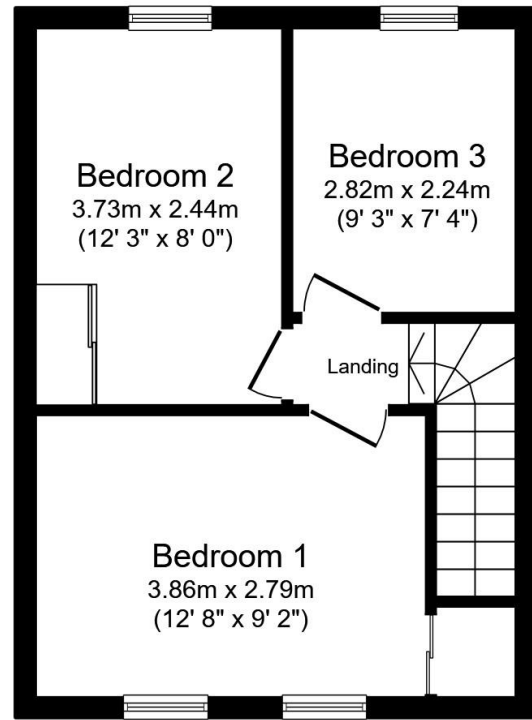
Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.





Ground Floor

Floor area 31.5 sq.m. (339 sq.ft.)



First Floor

Floor area 31.5 sq.m. (339 sq.ft.)

Total floor area: 62.9 sq.m. (677 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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"DoubleClick to Insert EPC"

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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