



4 COBURG CRESCENT
CHUDLEIGH

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CHUDLEIGH, DEVON
TQ13 0PB

A38 1.3 miles, Newton Abbot 7.6 miles, Exeter 11.5 miles
(all distances and times are approximate)

Lounge | Kitchen/Breakfast Room | Cloakroom
Three Bedrooms - One with Ensuite | Family Bathroom
Two Parking Spaces | Low Maintenance rear Garden



THE TEIGN VALLEY OFFICE

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A fabulous mid terrace, three bedroomed property with two parking spaces to the side. To the front, the property is accessed over a pathway which leads you to a covered porch to one side providing useful storage for bikes etc. There is also a gravelled area of garden with a range of low maintenance plants.





A contemporary KITCHEN / BREAKFAST ROOM fitted with gloss fronted cupboards, double oven and a central island which offers built in wine storage and additional extra storage.





The MASTER BEDROOM sits to the front of the house and offers built in wardrobes and storage over with an EN-SUITE shower room fitted with a double shower with folding glazed shower door and electric shower. The SECOND and THIRD bedroom are to the rear of the property.



The FAMILY BATHROOM is fitted with a modern white suite comprising panelled bath with central mixer taps and separate wall mounted shower.





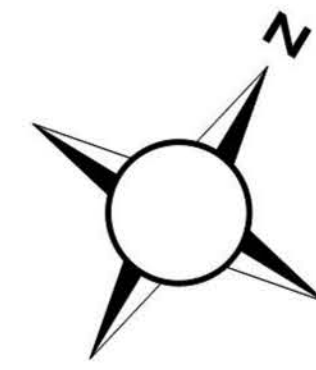
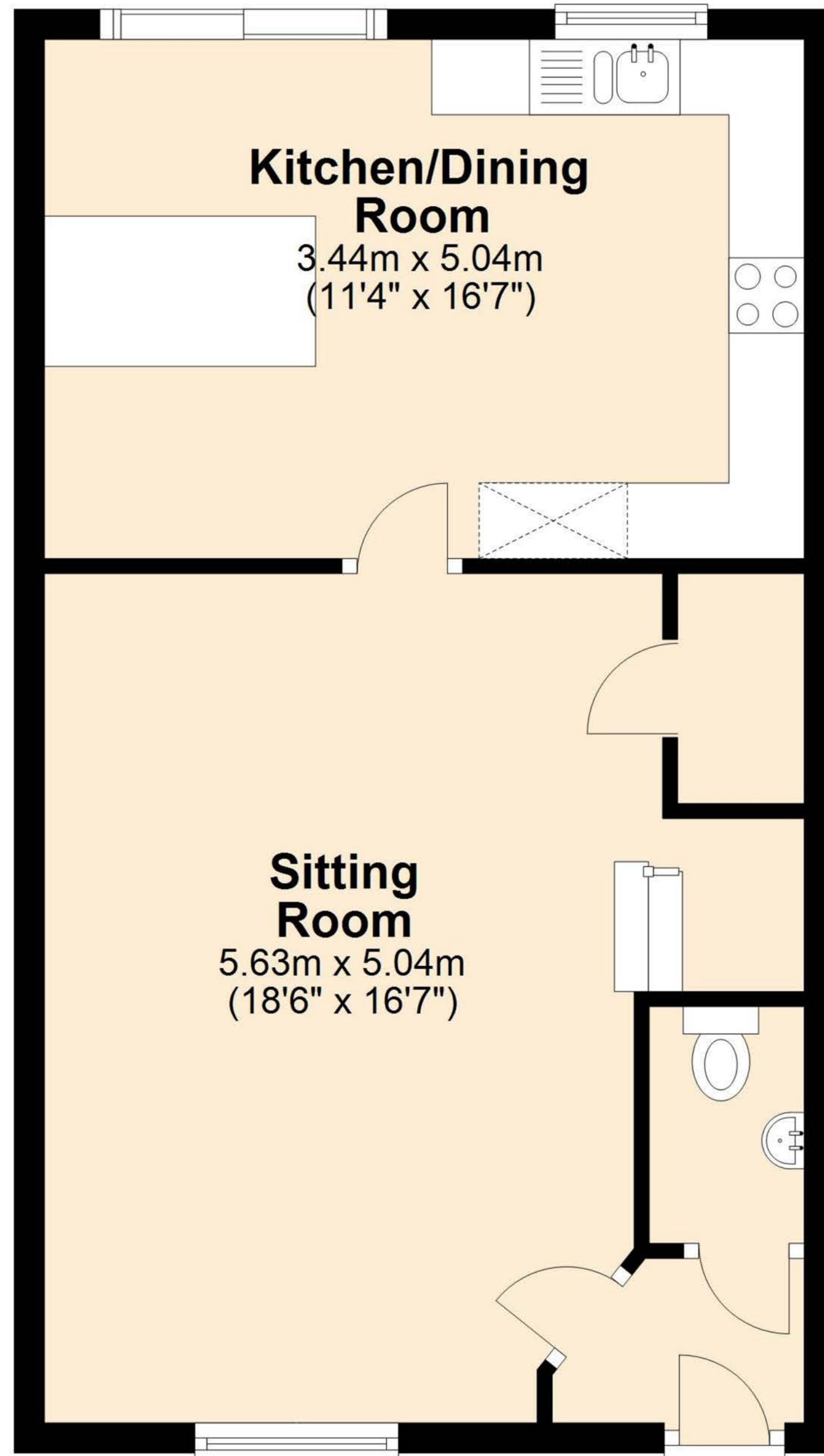
The rear of the property is a level area adjacent to the house leading to a low maintenance level garden with artificial grass and planted borders to the side. Central steps lead up to the rear garden and after walking through a flowered arch you reach a decked area at the far end which is ideal for sitting out.



Floorplans

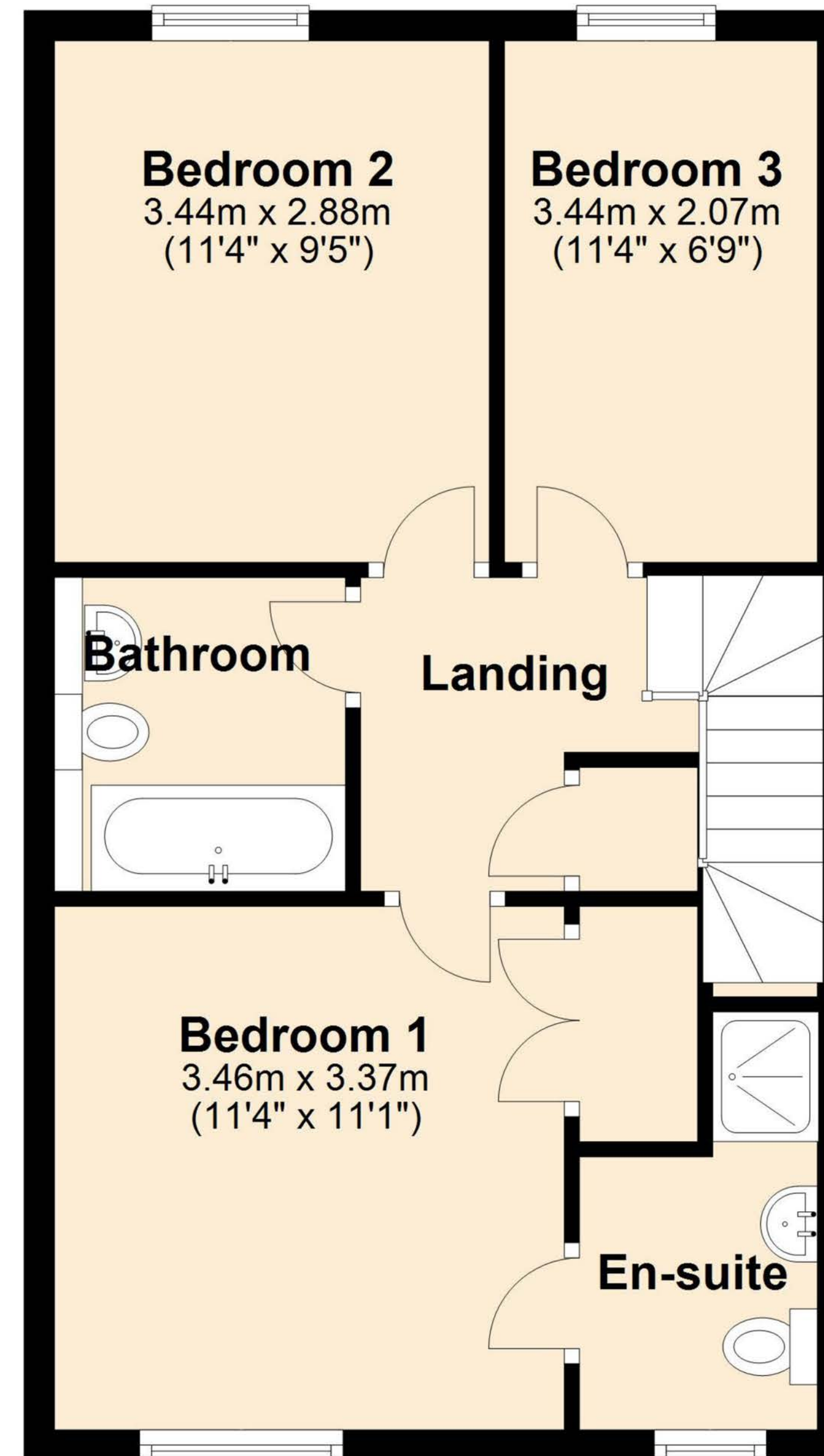
Ground Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Total area: approx. 92.5 sq. metres (996.1 sq. feet)

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

About... Chudleigh

Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school.

The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.



Key Facts for Buyers

TENURE - Freehold

Please note that there is a management charge in place for the upkeep of the development and green spaces.

SERVICES

The property has all mains services connected and Gas fired central heating.,

COUNCIL TAX BAND - C

EPC - B

BROADBAND

Superfast Broadband is available but for more information please click on the following link -[Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



DETAILS PRODUCED MARCH 2024
PHOTOGRAPHS TAKEN 2022

PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



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