



36 MOOR VIEW  
CHUDLEIGH



36 Moor View  
Chudleigh  
Devon  
TQ13 0JB

An extended four bedroom semi detached family home located in a residential cul-de-sac, within a short walk to the towns local shops and amenities.

Living Room | Kitchen/Diner | Conservatory  
Four Bedrooms | Family Bathroom | Rear Garden | On Street Parking



THE Teign Valley Office

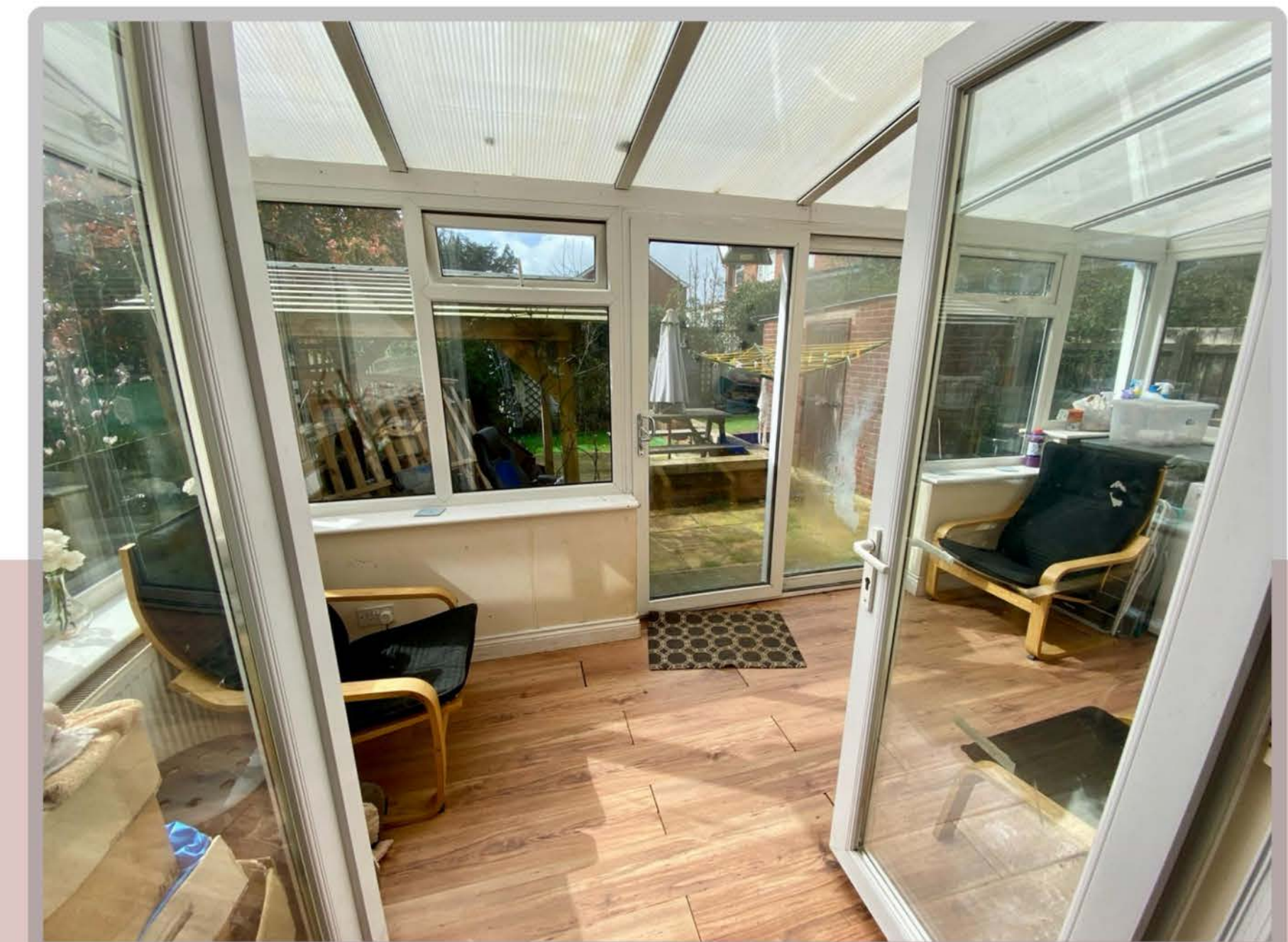
Tel: 01626 852666

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[WWW.SAWDYEANDHARRIS.CO.UK](http://WWW.SAWDYEANDHARRIS.CO.UK)

# *Step inside...*

A double glazed front door opens in to the useful ENTRANCE PORCH which then leads to the ENTRANCE HALL, with stairs rising to the first floor and doors leading to the LOUNGE and KITCHEN / DINER. Fitted with selection of wall and floor mounted units with wooden worksurfaces and inset 1 1/2 bowl ceramic sink with Swan next mixer tap and drainer. Built-in dishwasher and tall fridge/freezer. Belling Range style oven with built-in extractor hood over. Double glazed window overlooking the side. In the Dining Area there is space for a table and chairs. French doors lead out to the CONSERVATORY. With brick base and double glazed windows and sliding patio door overlooking the garden. Built-in cupboard housing "Vailant" combination boiler. Space and plumbing for washing machine.







The LOUNGE is located at the front of the house and offers good sized accommodation with a large double glazed window to the front and focal woodburner.

# *The First Floor...*

There are three bedrooms on the first floor, BEDROOM ONE is located at the front of the house, and is a spacious, light and airy room.



BEDROOM TWO is located at the rear of the house overlooking the garden, and is another good sized room.

BEDROOM THREE is a single bedroom located at the front of the house.





The FAMILY BATHROOM is fitted with a white suite comprising panelled jacuzzi bath, corner shower cubical, wash hand basin with vanity storage below and close coupled WC.





Stairs rise up to the attic BEDROOM, which is a good sized light room, with Velux windows to the front and rear and has useful built-in storage.

# *Outside...*

At the front of the house steps lead down to the front lawned garden area with a selection of mature shrubs and plants.

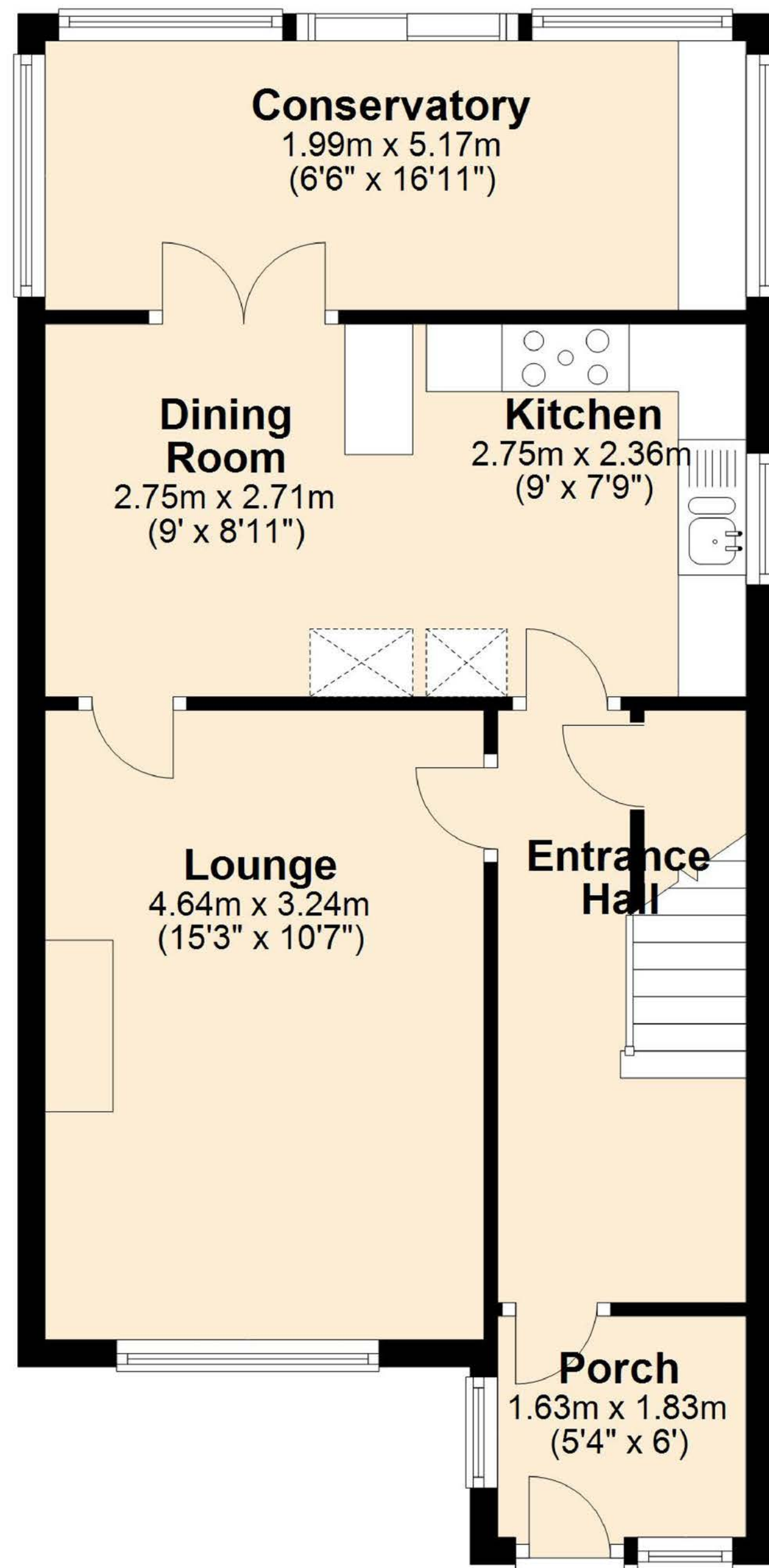
To the rear of the house is an enclosed good sized level garden with decked, patio and AstroTurf areas. There is a brick built shed with light and power, side storage area and a side gate.



*Floorplans*

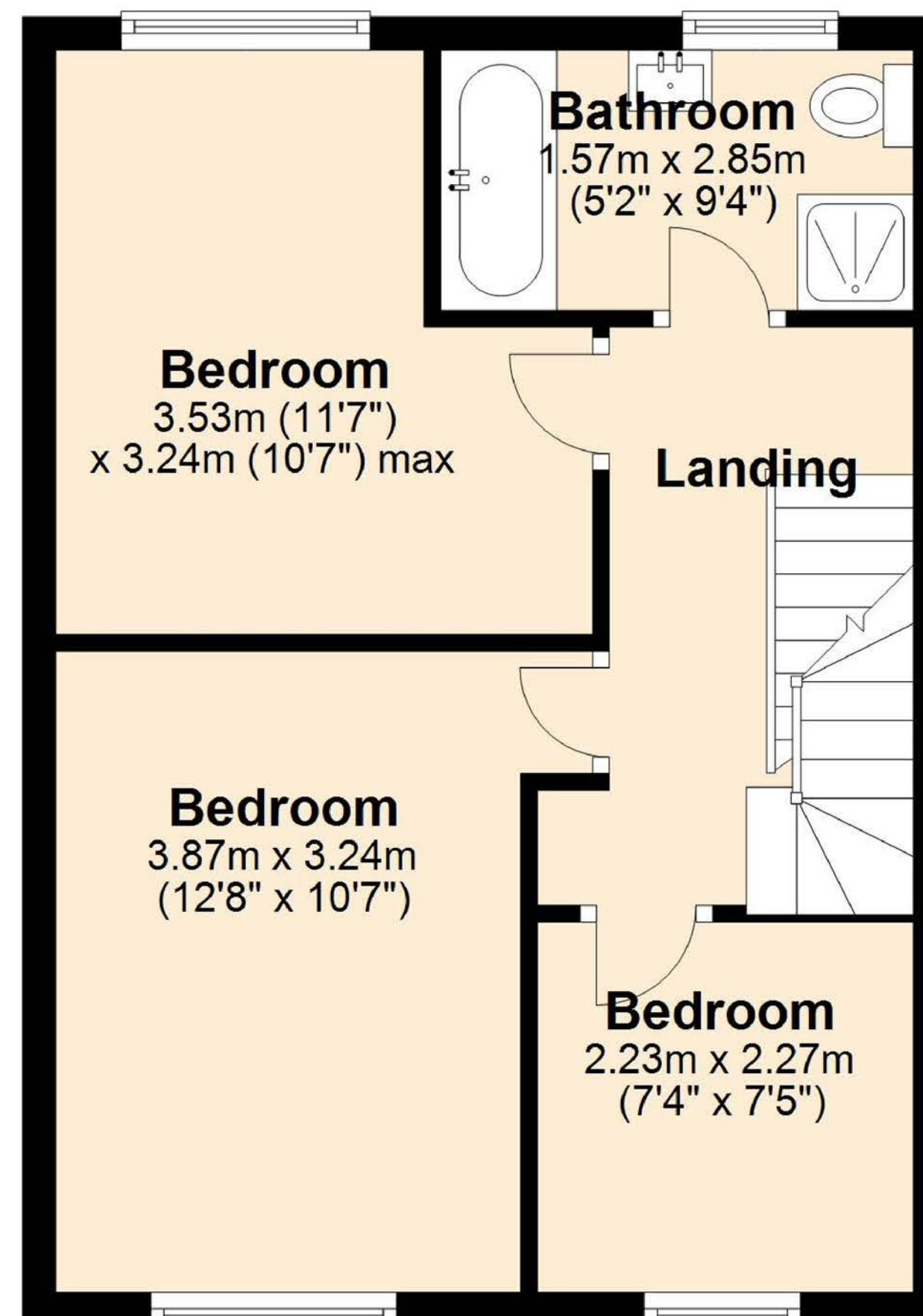
### Ground Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



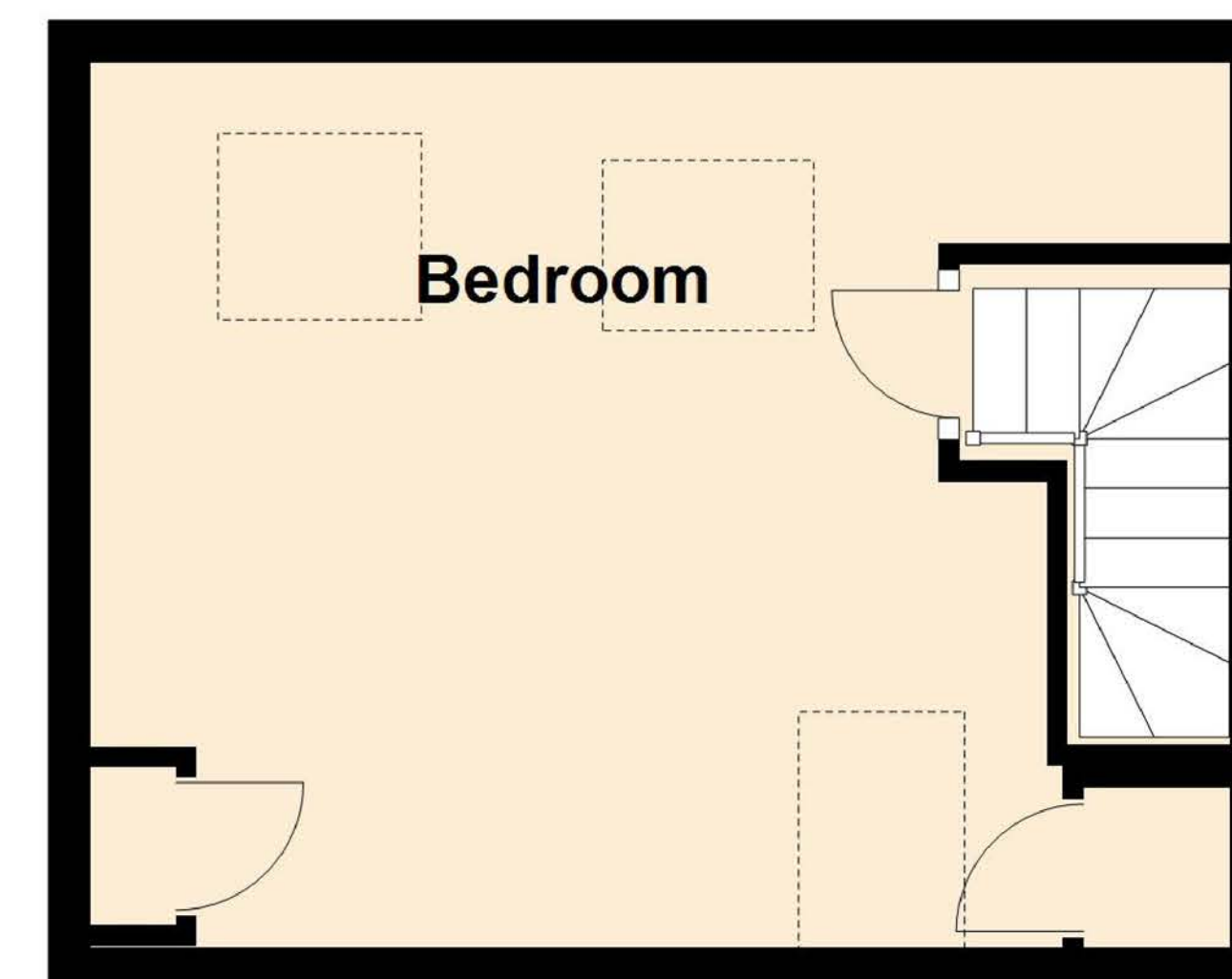
### First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



### Second Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 113.2 sq. metres (1218.3 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

# Key Facts for Buyers

## **SERVICES**

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

**EPC Rating** - D

**Council Tax Band** - 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..

## **Property Report - Key Facts for Buyers**

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.

## **DEVON LOCAL USER CLAUSE**

This property is subject to restrictions under The Housing Act 1985 whereby any person interested in purchasing it must fulfil either of the following conditions:

1. That they have lived in the locality for three years immediately preceding the date of the proposed purchase.
2. That they have worked in the locality for three years (immediately preceding the date of the proposed purchase).

## **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

PLEASE NOTE:

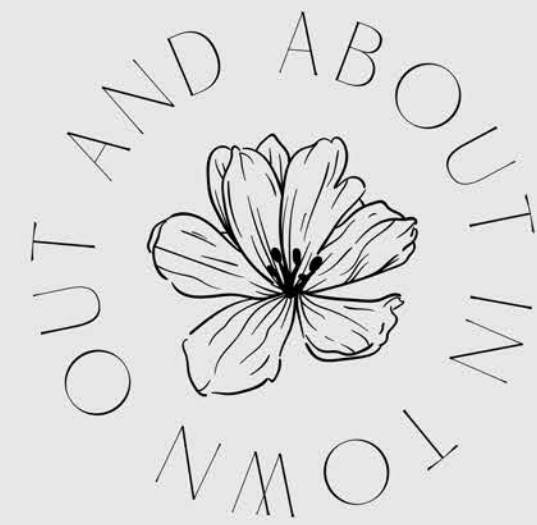
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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).

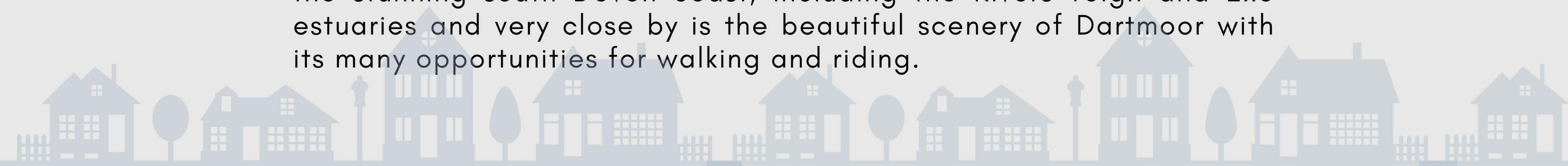
We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

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.



## OUT & ABOUT IN 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.



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