

**SAMPLE
MILLS**



**Great Hill
Chudleigh
Devon**

£400,000
FREEHOLD





Great Hill, Chudleigh, Devon

£400,000 freehold

A Detached 4 bedroom family home situated in the charming historical town of Chudleigh with easy access to amenities including shops, doctors, vet, pubs and restaurants, takeaways, church, primary school, library, regular bus service to Exeter plus easy access to the A38 Plymouth to Exeter and the M5 Motorway.

The internal accommodation comprising entrance hall, downstairs cloakroom, lounge with wood burner and triple aspect windows, separate dining room with access to the rear garden, improved kitchen/breakfast room with breakfast bar and integrated fridge/freezer, 4 bedrooms, master ensuite bathroom plus a separate family bathroom.

Further benefits include uPVC double glazing, a new gas boiler fitted January 2024 with remote thermostat, garage with overhead storage, off road parking plus ease of maintenance gardens front side and rear.

Viewing is highly recommended.



uPVC double glazed door with peep hole and side screen opening through to:

Entrance Hall

Laminate flooring. Staircase rising to first floor. Coved ceiling. Radiator. Telephone point. Door through to:

Downstairs Cloakroom

Low flush suite. Wall mounted wash-hand basin. Radiator. uPVC double glazed window. Coving to ceiling.

Lounge – 6.45m x 3.63m (21'2" x 11'11")

Wood burner set within recess on hearth with exposed beam over. Two radiators. uPVC double glazed windows to three aspects overlooking the side and rear. TV point. Glazed door opening through to:

Dining Room – 2.92m x 2.59m (9'7" x 8'6")

Radiator. Laminate flooring. Coving to ceiling. Understairs shelved storage cupboard with electric light. uPVC double glazed sliding patio doors to the rear garden. Part glazed door opening through to:

Improved Kitchen/Breakfast Room – 3.78m x 2.95m (12'5" x 9'8")

Fitted matching wall and base units with soft closers, concealed lighting, drawers and units. Laminated worktop surface areas incorporating splash backs. 1½ bowl single drainer sink unit with mixer taps. Integrated fridge/freezer. Gas cooker point with extractor hood above. Breakfast bar. Radiator. Laminated flooring. uPVC double glazed window to front. Spotlight points.

First Floor Landing

Radiator. uPVC double glazed window to rear aspect. Hatch to the roof space. Built-in shelved cupboard.

Master Bedroom – 3.63m x 3.12m (11'11" x 10'3")

Radiator. TV point. uPVC double glazed window overlooking the front. Coved ceiling. Door to:

En-Suite Bathroom

Panelled bath with fitted shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level w/c. Fully tiled walls. Shaver point. Radiator. Obscure uPVC double glazed window. Coving to ceiling.

Bedroom 2 – 5.49m x 2.74m (18'0" x 9'0")

uPVC double glazed window overlooking the front and rear. Two radiators. TV aerial point.

Bedroom 3 – 3.66m x 2.59m (12'0" x 8'6")

Radiator. uPVC double glazed window overlooking the rear. Recess (formerly a wardrobe) for storage.

Bedroom 4 – 3.63m x 2.59m (11'11" x 8'6")

Radiator. uPVC double glazed window to front.

Bathroom

Panelled bath with fitted shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Shaver point. Obscure uPVC double glazed window. Coving to ceiling.

OUTSIDE

Garage – 5.49m x 2.74m (18'0" x 9'0")

Newly fitted (fitted in January 2024) wall hung gas Worcester boiler for hot water and central heating system and remote thermostat. Plumbing for washing machine. Power and light. Overhead storage. Metal up and over door.

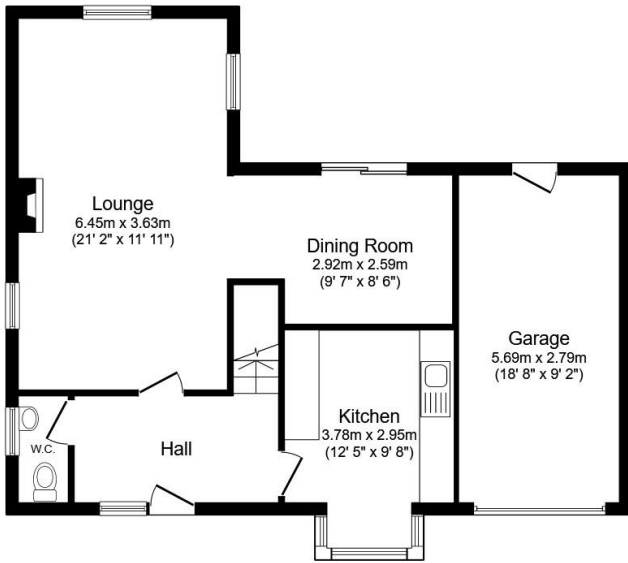
To the front of the property, there is a garden predominately laid to lawn with an area laid to chippings where there are bushes and shrubs. Sweeping to one side. A side gate providing access to the rear which has been laid to patio with double gates provide a seating area/further off road parking. There is a further area that is again laid to patio, where there is an area laid to lawn, again with various bushes. A sunken patio sweeping to the other side having access back to the front. Outside lighting. Courtesy door through to the garage. Off road parking.

Agents Note

Council Tax Band: 'E' £2914.34 for 2024/25

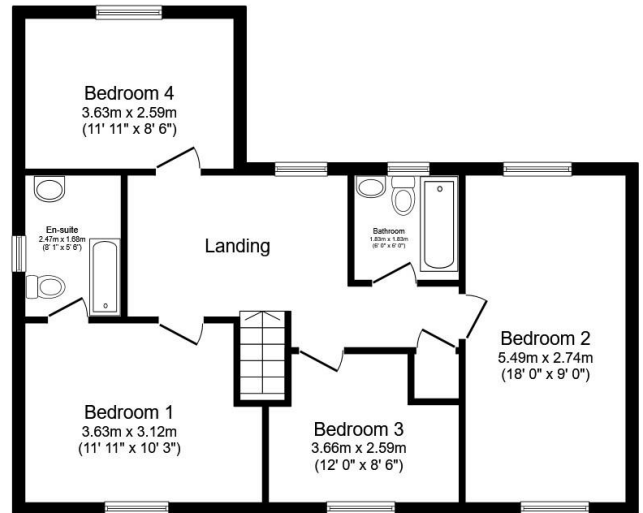
EPC rating: 'C'





Ground Floor

Floor area 70.4 m² (758 sq.ft.)



First Floor

Floor area 69.2 m² (745 sq.ft.)

TOTAL: 139.6 m² (1,503 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.