



60 LOWER TRINDLE CLOSE, CHUDLEIGH

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CHUDLEIGH  
DEVON  
TQ13 0FB

A38 0.5 miles, Newton Abbot 7.9 miles, Exeter 11 miles  
(all distances and times are approximate)

Lounge | Ground Floor Office/Snug | Kitchen/Dining Room  
Utility Room | Ground Floor WC  
Five Bedrooms | Three Bathrooms (1 ensuite)  
Double Garage & Parking | Gardens



THE TEIGN VALLEY OFFICE

TEL: 01626 852666

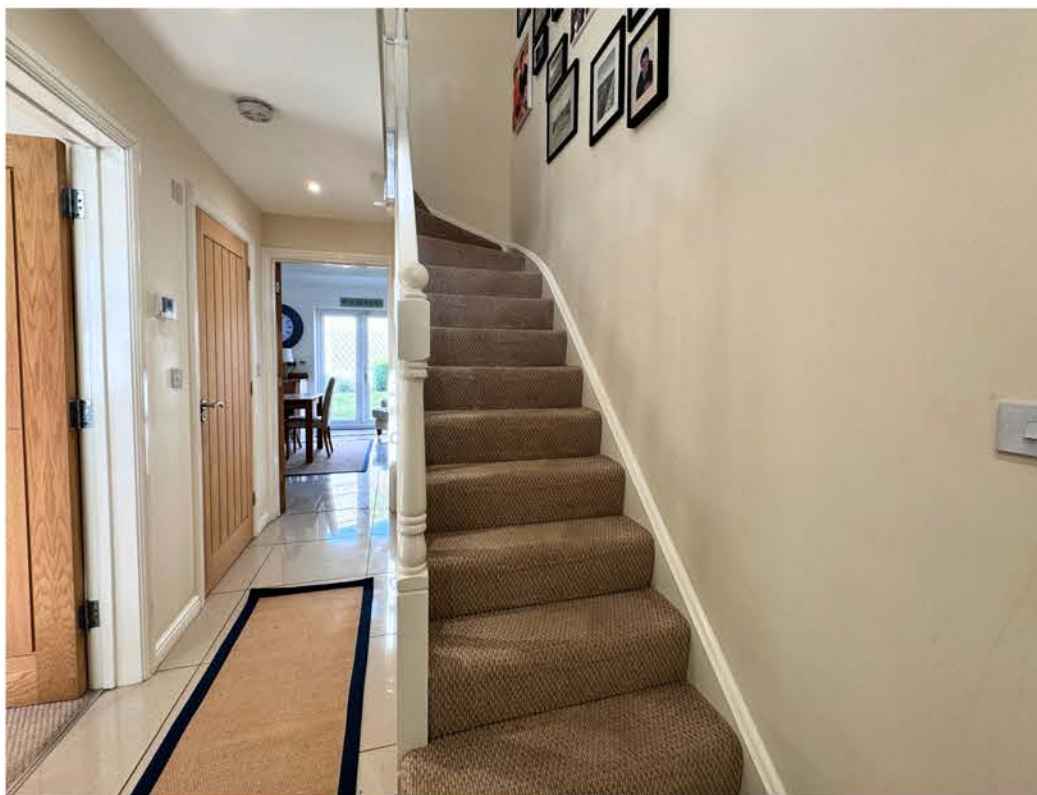
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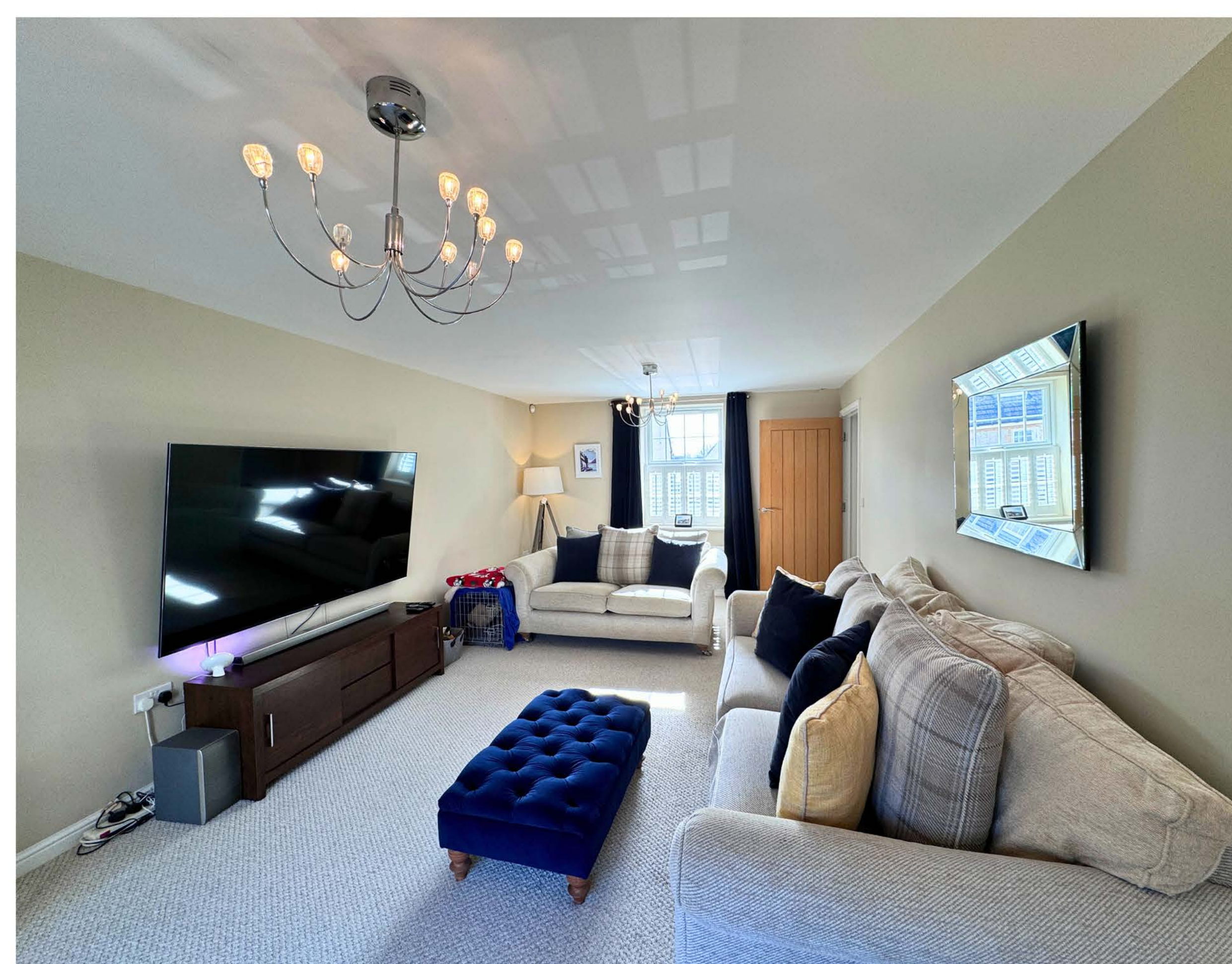
This elegant modern detached family home, stands gracefully in a quiet cul-de-sac, overlooking the communal green. The property is well presented and benefits from well planned accommodation including a super Kitchen/Breakfast Room and a spacious, light interior.

# Welcome...



The front door opens in to the ceramic tiled ENTRANCE HALL with access to the LOUNGE, KITCHEN/BREAKFAST ROOM, downstairs CLOAKROOM and OFFICE/SNUG. A staircase sits to one side with stairs rising to the FIRST FLOOR. The CLOAKROOM is fitted with a close coupled WC with dual flush and corner pedestal hand wash basin. The OFFICE/SNUG sits to the front of the house with multi paned double glazed window to the front elevation and window shutters.





The LOUNGE is a fantastic area in the house, with an inviting atmosphere. The room opens to the rear garden through elegant French doors, allowing natural light to illuminate the space. With double glazed windows with shutters at the front, creating a perfect setting for unwinding at the end of the day.



Head through to the KITCHEN/BREAKFAST ROOM, a bright triple aspect room fitted with a range of floor and wall mounted kitchen cupboards with a wood effect laminate work surface, There is a six ring AEG gas hob and double oven, integrated fridge and freezer and dishwasher. Situated off is the UTILITY ROOM with space and plumbing for both a washing machine and tumble dryer, wall mounted cupboards and logic gas fired central heating boiler. A door gives access to the side of the property.



FAMILY





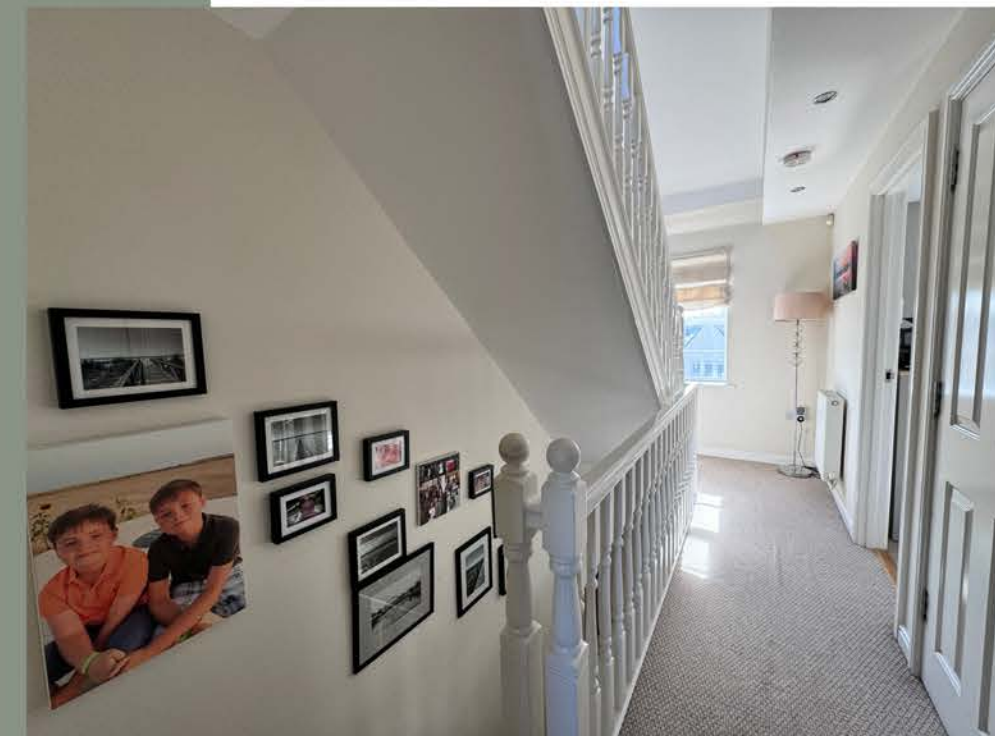


Head upstairs...



The MAIN BEDROOM is situated on the first floor and enjoys a lovely outlook to the front. There is a DRESSING AREA with built in wardrobes with part glazed fronts and situated off is an EN-SUITE BATHROOM with large double shower with waterfall shower over, pedestal wash hand basin and close coupled WC.

On this floor are two further BEDROOMS - one with a lovely outlook to the front and the other one with an outlook to the rear.





The FAMILY BATHROOM is fitted with a white suite comprising a panelled bath, pedestal wash hand basin and close coupled WC.

Head up to the second floor where there are a FURTHER TWO BEDROOMS, the larger one benefitting from a dual aspect to the front and to the rear with built in wardrobes. The other bedroom enjoys a window to the front aspect. .



There is also a SHOWER ROOM with part tiled walls, walk in shower with folding screen door, close coupled WC and pedestal wash hand basin.

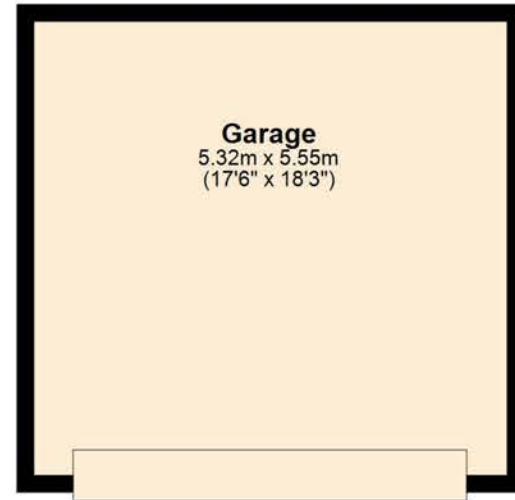
# Step outside...

The rear garden is mainly laid to lawn with a patio seating area adjacent to the house and also offers a hot tub situated in the far corner which is ideal for relaxing at the end of a busy day. There is also a double garage with remote control electric doors.

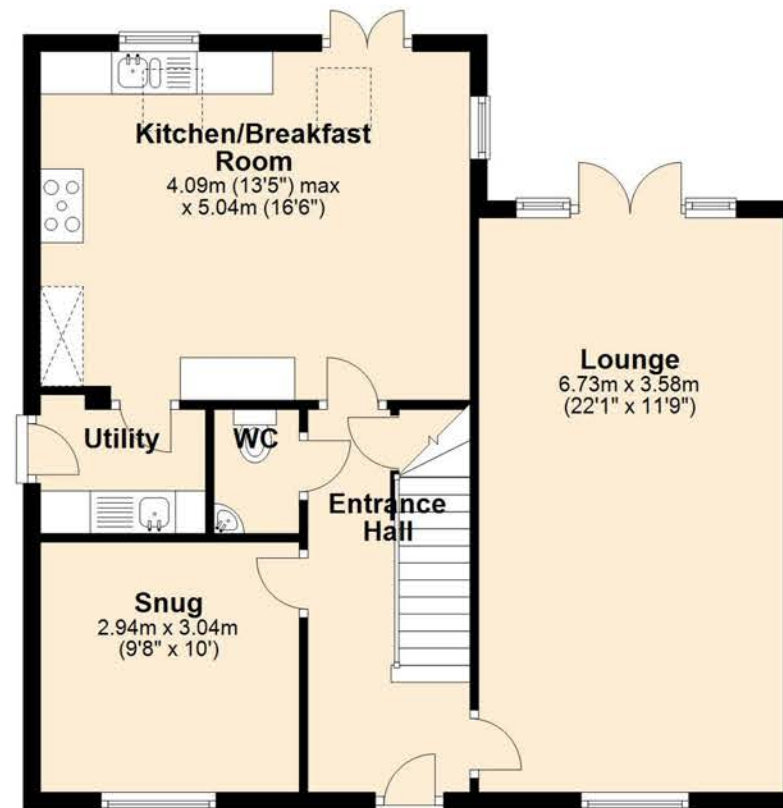




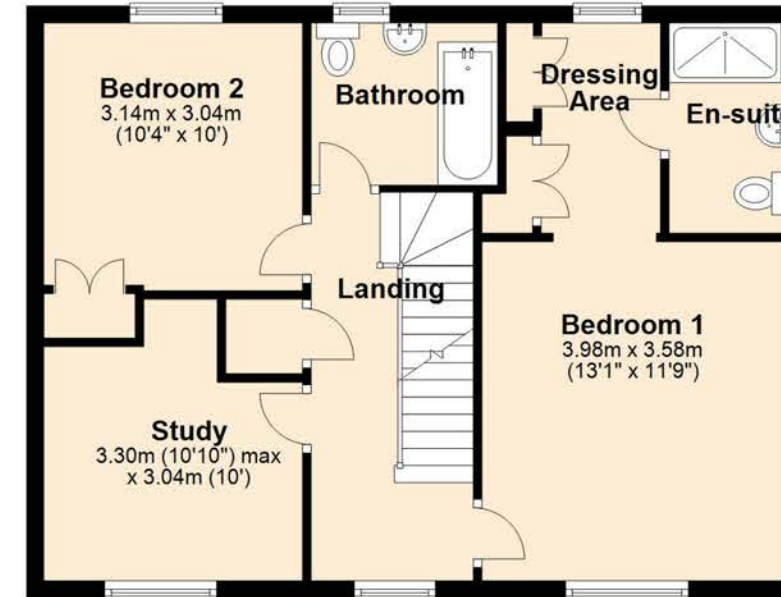
# Floorplans



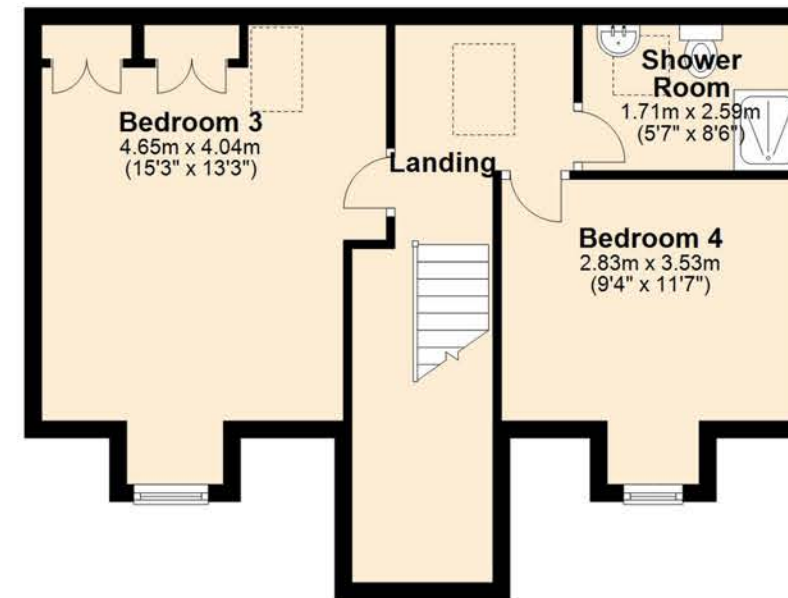
**Ground Floor**  
Approx. 98.1 sq. metres (1055.7 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.3 sq. feet)



**Second Floor**  
Approx. 46.3 sq. metres (497.9 sq. feet)



Total area: approx. 201.4 sq. metres (2167.9 sq. feet)

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## 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

## **SERVICES**

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

**COUNCIL TAX BAND** - E

**EPC** - C

## **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







To view this property please scan the QR code above or contact us using the following details:

Email -[katie@sawdyeandharris.co.uk](mailto:katie@sawdyeandharris.co.uk) Telephone - 01626 852666

