



Flat 1, 40A New Exeter Street, Chudleigh



# FLAT 1, 40A NEW EXETER STREET

CHUDLEIGH • DEVON



## Ideal First-Time Purchase or Investment Opportunity!

 A well-presented Ground-Floor Apartment – A great opportunity for first-time buyers or buy-to-let investor

 Modern Finishes – Enjoy a modern, fitted kitchen, bathroom, and gas central heating

 Private Rear Courtyard – A great outdoor space for

 Convenient Location – Just a short, level walk to Chudleigh's shops and amenities

 No Onward Chain – Making for a smooth and hassle-free purchase

This is a superb chance to step onto the property ladder or expand your investment portfolio – book a viewing today!



**SAWDYE & HARRIS**  
**THE Teign Valley OFFICE**

01626 852666  
HELLO@SAWDYEANDHARRIS.CO.UK

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The ENTRANCE HALL leads in to an open plan KITCHEN/LIVING SPACE with patio doors to the garden.



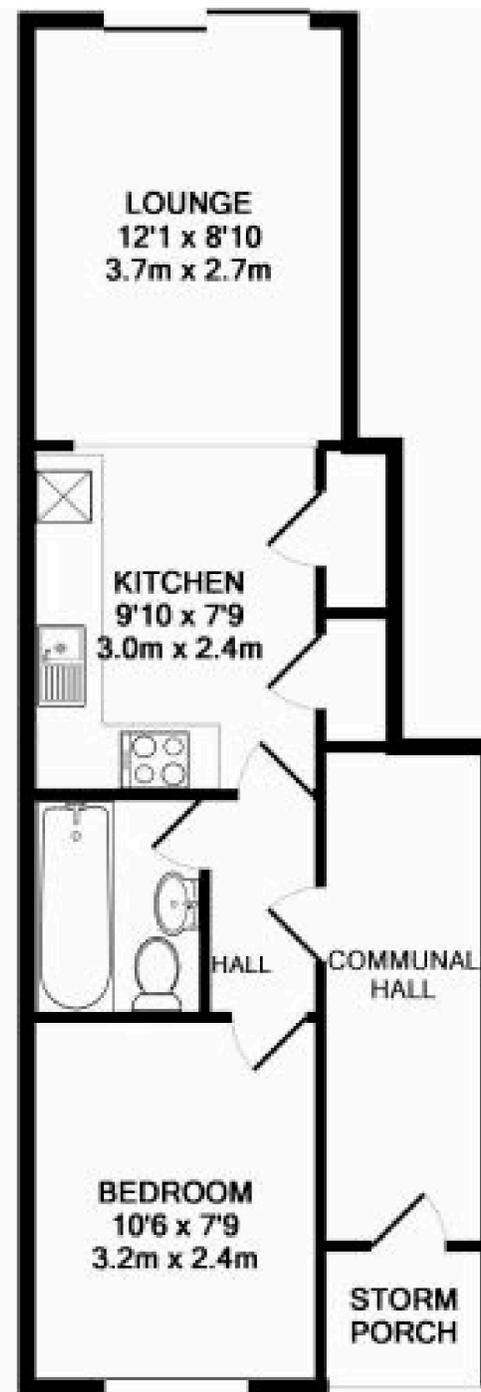
The BEDROOM sits to the front elevation with a large double glazed window allowing the light to flood in.



The BATHROOM is fitted with a modern, white suite comprising, WC, and bath with shower over.



# Floorplans



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Notwithstanding every attempt has been made to ensure the accuracy of the floor plan contained here, measurements, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

## TENURE

Leasehold 125 years from 1989- 89 years remaining..

Annual Ground Rent Per Annum - £10

Annual Service Charge - £300

The property has no parking.

**COUNCIL TAX** - Band A

**EPC** - C

## SERVICES

The property has all mains services connected.

## 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:

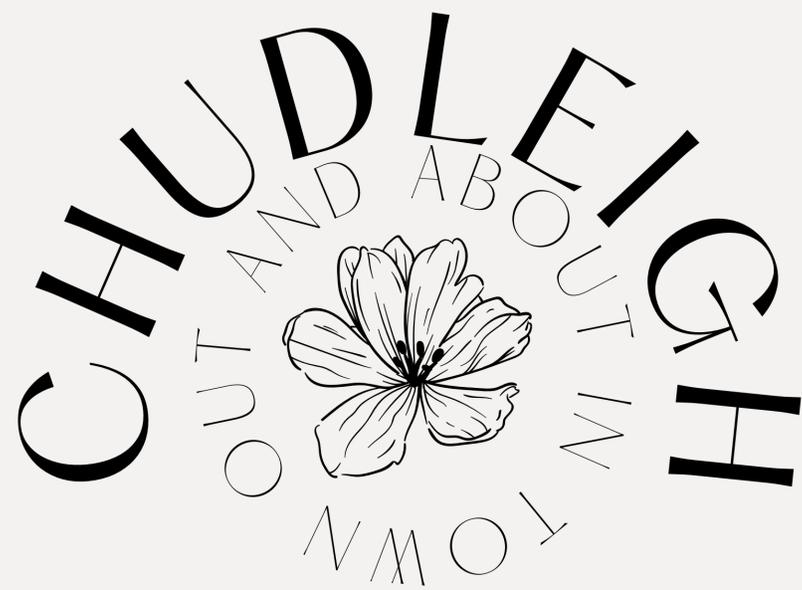
### Property Report - Key Facts for Buyers

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.

## 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.



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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TQ13 0DA



To view or to request more information call 01626 852666  
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