

**SAMPLE
MILLS**



**Horseshoe Close
Chudleigh
Newton Abbot
Devon**

£250,000
FREEHOLD





**Horseshoe Close, Chudleigh,
Newton Abbot, Devon**

£250,000 freehold

A 3 bedroom Semi-Detached property situated in the charming historical town of Chudleigh with easy access to amenities including shops, doctors, vets, 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 property has been updated internally and the accommodation comprises entrance vestibule with open plan kitchen/lounge area and conservatory on the ground floor. On the first floor, there are 3 bedrooms and a family bathroom.

The property has off road parking to the front, gardens front and rear with a rear summerhouse. The property also benefits from uPVC double glazing and gas central heating.

Viewing is highly recommended.



uPVC double glazed door to:

Entrance Vestibule

Storage cupboard housing electric meter and gas meter. uPVC double glazed window. Door through to:

Kitchen/Diner/Lounge – 7.60m x 3.90m (24'11" x 12'10")

Kitchen Area

Composite worktop surface areas. 4 ring hob. Single oven. Range of wall mounted cupboards. uPVC double glazed window to the front. Tiled walls. Drainer 1½. Built-in storage cupboard. Space for fridge/freezer. Ladder radiator x 2. Understairs storage cupboard. Concealed lighting to the kitchen.

Lounge/Dining Area

uPVC double glazed window to the side. Sliding patio door onto:

Rear Conservatory – 3.00m x 2.40m (9'10" x 7'10")

French doors onto the rear garden.

Staircase to first floor landing

Wooden balustrade. Access to loft area. Smoke detector. Doors off to:

Bedroom 1 – 2.90m x 2.70m (9'6" x 8'10")

uPVC double glazed window looking over the front. Built-in wardrobes with hanging doors, shelving and storage. Further built-in storage cupboard with hanging rail. Double panelled radiator.

Bedroom 2 – 2.80m x 1.90m (9'2" x 6'3")

uPVC double glazed window to the rear. Single panelled radiator.

Bedroom 3 – 2.20m x 1.90m (7'3" x 6'3")

Single panelled radiator. uPVC double glazed window.

Bathroom – 2.15m x 2.00m (7'1" x 6'7")

Panelled bath. Vanity wash-hand basin. Low level w/c. Obscure glazed window. Tiled walls. Fitted shower. Concealed lighting.

Outside

The property has off road parking to the front for a couple of cars. Hard standing and rockery display. Walking around to the rear, the property has patio garden area, steps up to a lawned area, patio area and outside workshop/summerhouse.

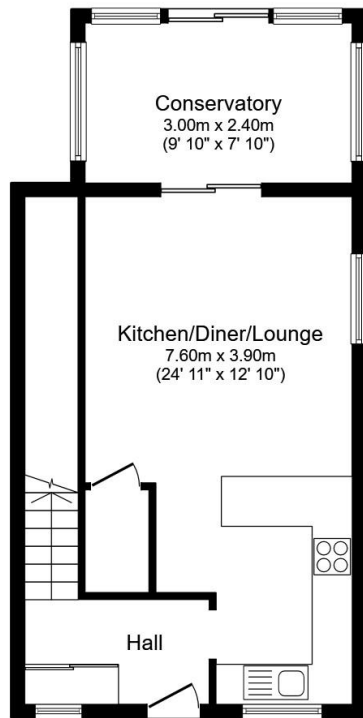
Agents Note

Council Tax Band: 'B' £1854.58 for 2024/25

EPC Rating: 'C'

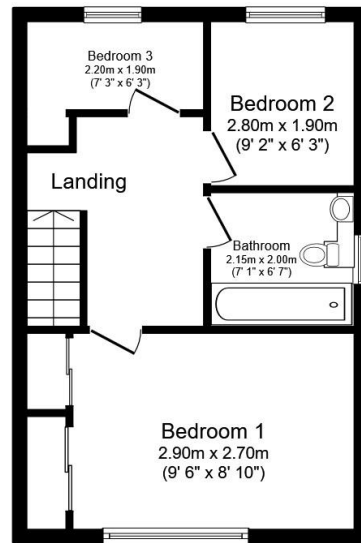
In accordance to The Estate Agents Act 1979, the Vendor of this property is a relative of an employee of Sample Mills.





Ground Floor

Floor area 47.6 m² (513 sq.ft.)



First Floor

Floor area 37.2 m² (401 sq.ft.)

TOTAL: 84.9 m² (914 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		89 B
69-80	C	73 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.

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