

**SAMPLE
MILLS**



**Stokelake
Chudleigh
Newton Abbot
Devon**

£315,000
FREEHOLD





Stokelake, Chudleigh,
Newton Abbot, Devon

£315,000 freehold

A 3/4 bedroom mid terrace family home situated in Chudleigh at the end of the Teign Valley, close to Finlake and Haldon Hill. The property has easy access to the A38 Exeter to Plymouth as well as all local amenities to include the local countryside, Dartmoor National Park, shops, doctors, church, public houses and primary school.

The internal accommodation comprises entrance hall, leading to a reception hall, downstairs cloakroom, lounge, reception room/downstairs bedroom, kitchen/breakfast room and utility room. Upstairs, there are 3 bedrooms, the master having an en-suite shower room plus there is a separate family bathroom.

The property further benefits from gas central heating, uPVC double glazing, off road parking and gardens front and rear.



uPVC part double glazed door opening through to:

Entrance Hall

Radiator. Glazed door opening through to:

Reception Hall – 5.76m x 3.78m (18'11" x 12'5")

Radiator. uPVC double glazed window to front. Staircase rising to first floor. Door to the understairs storage cupboard. Door to:

Cloakroom

Low flush suite. Pedestal wash-hand basin. Single panelled radiator. Partly tiled walls. Extractor fan.

Lounge – 3.90m x 2.70m (12'10" x 8'10")

Facing the rear. Feature fireplace on tiled hearth. Radiator. TV point. Wall light points. uPVC double glazed window overlooking the rear garden.

Reception Room/Downstairs Bedroom – 5.68m x 2.70m (18'8" x 8'10")

Facing the front. Radiator. TV point. uPVC double glazed window to front. Built-in wardrobe.

Kitchen/Breakfast Room – 4.64m x 3.78m (15'3" x 12'5")

1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Gas cooker point with extractor hood above. Integrated fridge/freezer. Partly tiled walls. uPVC double glazed window to rear aspect. Coving to ceiling. Radiator. uPVC part double glazed door to the rear garden.

Utility Room –

Plumbing for washing machine. Fitted shelving. Extract fan. Radiator.

First Floor Landing

Hatch to the roof space. Radiator. Built-in shelved cupboard housing the tank with electric immersion and digital timer control box.

Bedroom 1 – 4.72m x 4.26m (15'6" x 14'0")

Radiator. uPVC double glazed window overlooking the front and enjoying distant views. Door to:

En-Suite – 1.98m x 1.32m (6'6" x 4'4")

Shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Extractor fan. Heated towel rail. Strip light/shaver point.

Bedroom 2 – 3.90m x 2.36m (12'10" x 7'9")

Single panelled radiator. uPVC double glazed window looking over the front enjoying similar views. Built-in wardrobe.

Bedroom 3 – 3.73m x 2.36m (12'3" x 7'9")

Radiator. TV point. Double glazed Velux window. Door to eaves storage.

Bathroom – 3.73m x 2.79m (12'3" x 9'2")

Panelled bath with fitted shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Fitted cupboard. Heated towel rail. Double glazed Velux window. Door to eaves storage (4.36m x 1.32m – 14'4" x 4'4") with an additional cupboard housing the boiler for hot water and central heating system.

Outside

To the front of the property, there is a garden laid to two lawned areas with dividing pathway and adjacent there is off road parking.

To the rear of the property, there is an area laid to patio onto a garden again, predominately laid to lawn and stocked with various bushes, plants, palm trees, flowering shrubs etc. A rear gate provides pedestrian access.

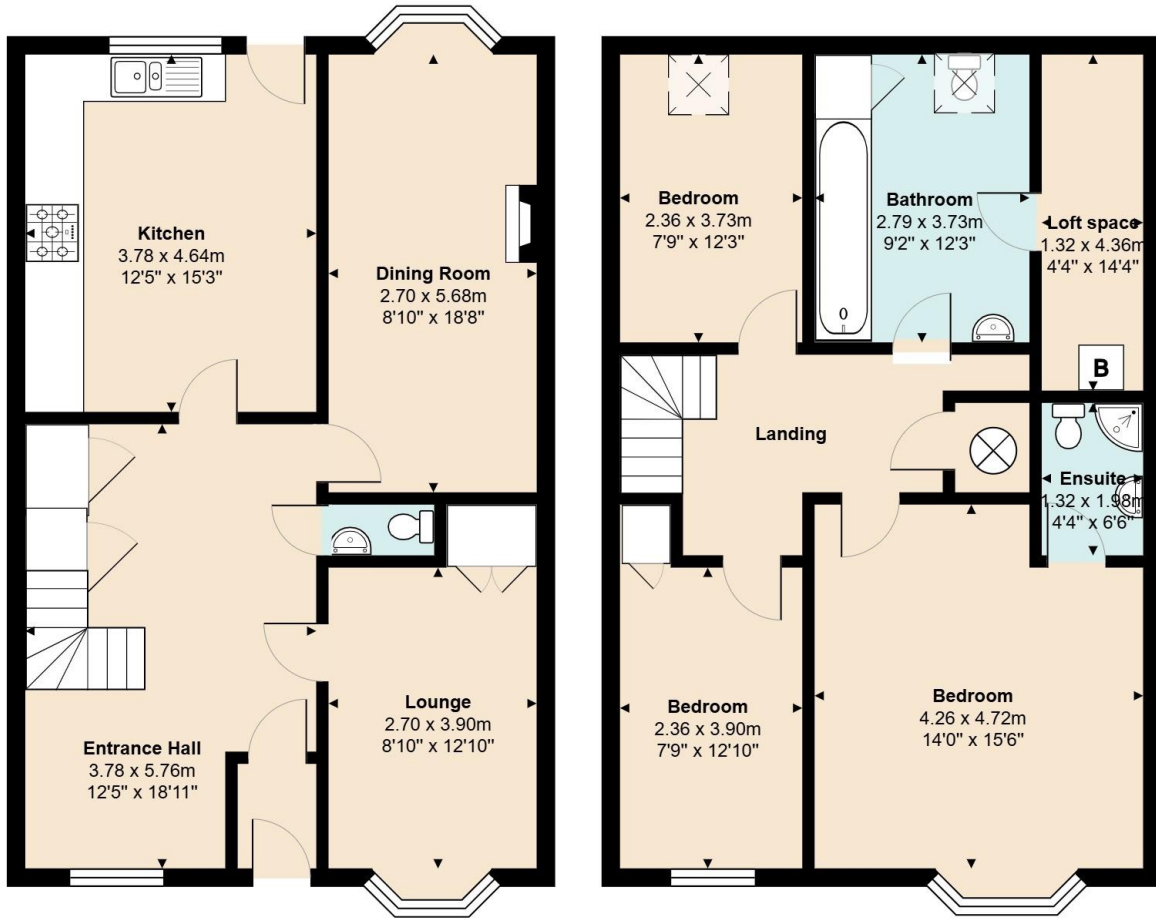
Agents Note

Council Tax Band: 'D' £2367.37 for 2024/25

EPC Rating: 'C'



22, Stokelake, Chudleigh



Total Area: 143.2 m² ... 1541 ft²
 All measurements are approximate and for display purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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.