



Chudleigh

3x  2x 

ENERGY
RATING
B84

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms (1 en-suite)
- Lounge and Kitchen/Diner
- Family Bathroom and Ground Floor WC
- Driveway Parking
- Front and Rear Gardens
- Cul-de-sac Position
- Popular Location
- Convenient for Commuters

Guide Price:
£320,000
FREEHOLD

10 Mistletoe View, Chudleigh, TQ13 0GL



1000s of homes sold in Teignbridge

78 Queen Street, Newton
Abbot, Devon, TQ12 2ER

10 Mistletoe View, Chudleigh, TQ13 OGL

A spacious and well-appointed modern semi-detached family home situated within a sought-after development built by well-respected developer Wain Homes within this highly desirable town. Enjoying lovely countryside views to the front the property boasts three bedrooms, master en-suite, lounge, kitchen/dining room, cloakroom/WC and bathroom/WC. Gas central heating and double glazing are installed and outside there is driveway parking for several cars and a generous garden with paved patio and lawn. Internal viewings come highly recommended to appreciate all this well-presented family home offers.

Chudleigh offers a wealth of local amenities including shops, a primary school, a selection of public houses, a cricket field, a swimming pool, football pitches, allotments, parks, a doctor's surgery, a dentist and a library. For larger shops there are supermarkets in Kingsteignton, Newton Abbot and Exeter. The market town of Newton Abbot has a mainline railway station with direct links to London Paddington/Waterloo, along with Exeter St Davids Station. There is also an international airport in Exeter. The A38 (Devon Expressway) which by-passes the town, provides good access to Plymouth, Exeter and the M5 Motorway network. And the A380 connects Torbay.

The Accommodation:

A composite part obscure double glazed entrance door leads to the entrance hallway with storage cupboard and stairs to first floor. The lounge has a UPVC double glazed window to front enjoying superb countryside views and door leading to inner hall with deep storage cupboard and cloakroom/WC with low-level WC and wash basin. The kitchen/dining room has French doors with side panels leading to the garden. The kitchen is fitted with a modern range of wall and base units with work surfaces and matching splashback, inset single drainer sink unit, built-in oven and hob with space for fridge/freezer and plumbing for washing machine.

Upstairs on the first floor the landing has access to loft and bedroom one has a UPVC double glazed window to front enjoying superb countryside views, wardrobe recess and an en-suite shower room with shower cubicle, low level WC, wash basin, heated towel rail and UPVC obscure double-glazed window. Bedrooms two and three both have UPVC double glazed windows to rear overlooking the garden. There is also a bathroom with white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, wash basin and

heated towel rail.

Garden & Parking:

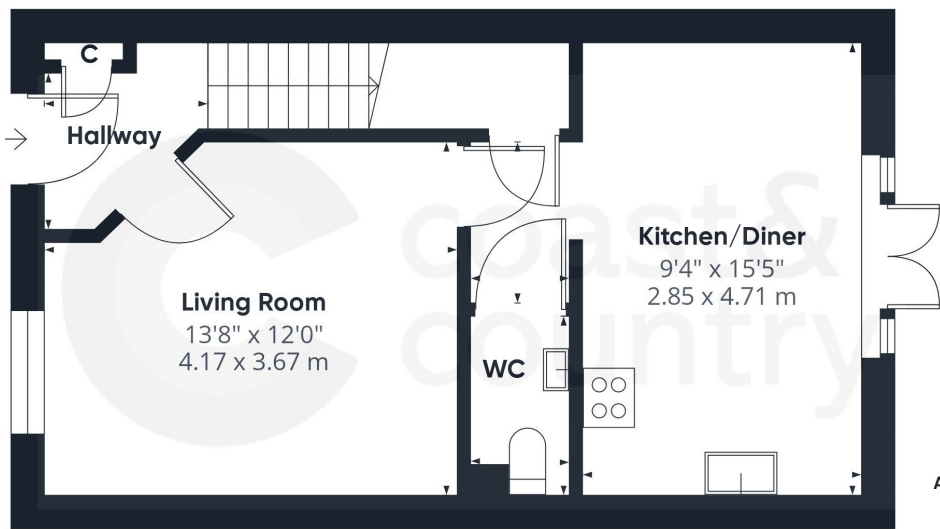
Outside to the front there is a shrub border, steps to front door and tarmac driveway providing off-road parking for 2 to 3 cars with a gate giving access to the rear garden which is enclosed and has a paved patio and gently sloping lawn with timber shed and trees to rear.

Directions:

From the A38 Devon Expressway, Exeter bound, take the Chudleigh exit. Turn right at the end of the slip road for Chudleigh. Follow the road up into the town, passing the garage on the right and continue past the shops and continue through the town centre and Mistletoe View can be found on the right hand side.



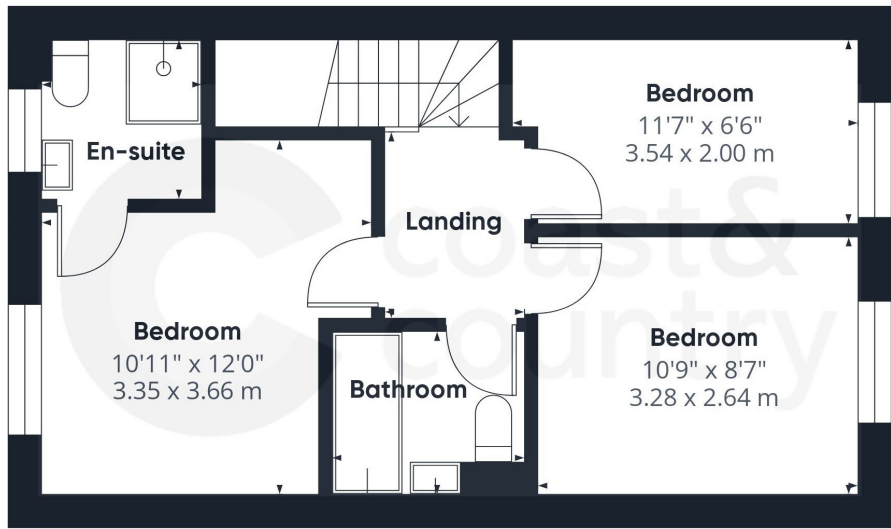
10 Mistletoe View, Chudleigh, TQ13 OGL



Approximate total area
776 ft²
72.1 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Agents Notes:

Council Tax: Currently Band C
Tenure: Freehold
Service Charge: Currently £250. 37 per annum
Review Period: Annually
Mains water. Mains gas. Mains drainage. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.