



**Connells**

Chestnut Crescent  
Chudleigh Newton Abbot

# Chestnut Crescent Chudleigh Newton Abbot TQ13 0PT

for sale offers over  
**£250,000**



## Property Description

Connells are delighted to present this three bedroom detached family home, situated in the popular residential area of Chestnut Crescent, Chudleigh. Enjoying far-reaching views across the surrounding countryside, the property offers spacious and versatile accommodation, an enclosed rear garden, driveway parking and a garage.

Upon entering the property, you are welcomed into an entrance hallway providing access to the kitchen, downstairs WC and spacious lounge/diner, with stairs rising to the first floor. The kitchen features a range of fitted wall and base units, complementary work surfaces, tiled splashbacks and an inset sink with drainer. There is space for appliances, including a washing machine and fridge/freezer, while a front-facing window allows natural light to fill the room. Positioned towards the rear of the property is the impressive lounge/diner.

The first-floor landing provides access to three bedrooms and the family bathroom.

One of the property's standout features is its attractive, enclosed rear garden, which has been designed with low maintenance and outdoor entertaining in mind. Predominantly laid to patio, the garden provides ample space for outdoor dining furniture and seating, making it ideal for summer barbecues, entertaining family and friends or simply relaxing.

A driveway provides off-road parking, while the garage offers useful additional parking or storage space.

## Front Of The Property

Driveway parking in front of the garage. Pathway to the entrance of the property. Outside tap and side access to the rear garden.

## Entrance Hallway

Stairs to the first floor and a wall mounted radiator.

## Cloakroom

Obscure double glazed window to the side of the property, WC, wash hand basin and a wall mounted radiator.

## Kitchen

9' 3" x 9' 3" ( 2.82m x 2.82m )

Double glazed window to the front of the property, wall and base units, one and a half bowl stainless steel sink/drainers, gas hob with extractor over, grill/oven, plumbing for washing machine, space for fridge/freezer and a wall mounted radiator.

## Lounge

16' 1" x 14' 3" ( 4.90m x 4.34m )

Double glazed window to the rear of the property, understairs storage cupboard, space for dining table and two wall mounted radiators.

## First Floor

Double glazed window to the side of the property and loft hatch.

## Bedroom One

12' 4" x 9' ( 3.76m x 2.74m )

Double glazed window to the rear of the property, built in wardrobe with sliding mirror door and a wall mounted radiator.

## Bedroom Two

11' 3" x 9' ( 3.43m x 2.74m )

Double glazed window to the front of the property and a wall mounted radiator.

## Bedroom Three

7' 6" x 6' 9" ( 2.29m x 2.06m )

Double glazed window to the rear of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the front of the property, bath with shower over, WC, wash and basin and a wall mounted radiator.

## Rear Of The Property

Enclosed and low maintenance rear garden with a good size patio offering ample space for garden furniture, raised borders and steps down to a area of gravel. Side gate providing access to the front of the property.

## Agents Note

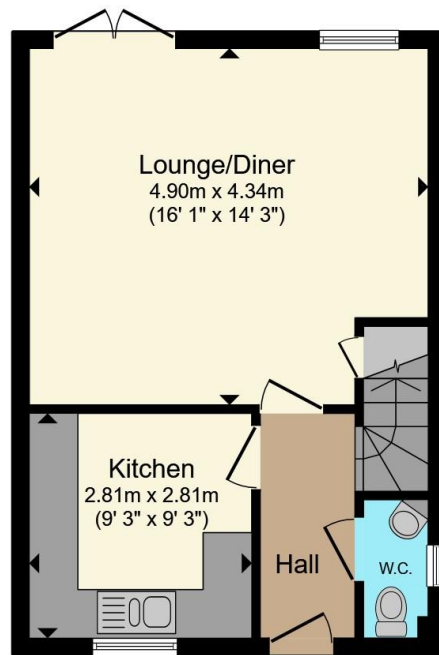
The garage associated with the property is on a Leasehold basis with Peppercorn rent with 178 years remaining on the lease.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

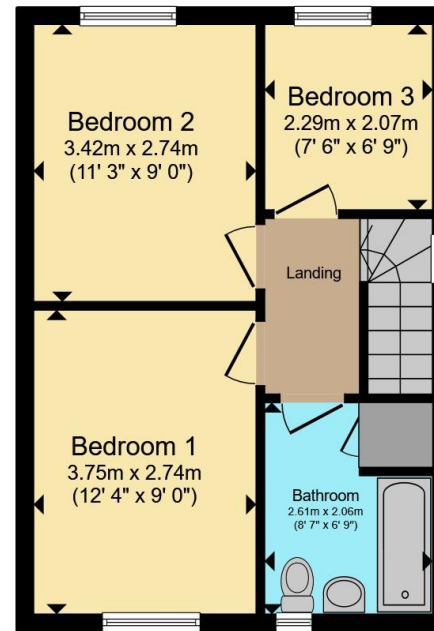




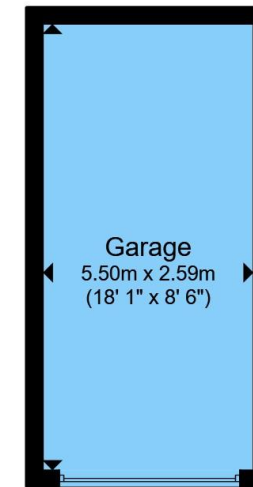




**Ground Floor**



**First Floor**



**Garage**

Total floor area 85.6 m<sup>2</sup> (922 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB313554](http://connells.co.uk/Property/NAB313554)**



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