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to find out more



50 Millstream Meadow, Chudleigh, TQ13 0PG

Guide Price of £395,000



- Detached House
- Living Room / Diner
- Three Bedrooms
- Modern Fitted Kitchen
- Family Bathroom and Downstairs Cloakroom
- Front and Rear Gardens
- Driveway Parking for Two Cars
- Available with no Onward Chain
- EPC Rating: C
- Tenure: Freehold



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the key to your home

# Step Inside

A few steps lead up to the front door. The entrance hall has tiled flooring with under floor heating though to the downstairs cloakroom and into the kitchen. This carefully designed, modern kitchen is fitted with an electric oven and gas hob with an extractor hood over. It also has an integrated washing machine, fridge/freezer, microwave and has a handy breakfast bar to one side. There is a Vaillant wall mounted gas boiler which is serviced annually.

The bright, airy lounge/diner has a window to the side and French doors opening out onto the rear garden. There is a useful under stairs storage cupboard.

The first-floor landing has a window to one side and access to the partly boarded attic space. There are two double bedrooms, one with a built-in wardrobe and a further third which is a really good-sized single bedroom.

The bathroom has a white suite comprising panelled bath with shower attachment on the mixer taps, a basin and WC. Dual aspect windows bring in maximum light and there is an airing cupboard which has slatted shelving.

This property has been lovingly updated and maintained by the current owners and has been decorated in neutral colours throughout.



## Your Notes:

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## Measurements:

Lounge/Dining Room: 16'1" x 14'9" (4.90m x 4.50m)

Kitchen: 9'2" x 8'9" (2.80m x 2.67m)

Bedroom: 11'10" x 8'11" (3.60m x 2.73m)

Bedroom: 11'8" x 8'11" (3.55m x 2.73m)

Bedroom: 8'1" x 6'9" (2.46m x 2.07m)

Bathroom: 8'4" x 6'9" (2.55m x 2.07m)

# Step Outside

The front garden has a lawned area with some flower beds which have a few shrubs and plants adding colour. The tarmacked driveway provides parking for two cars and at the top of the driveway there is a large access gate for the current owners use to hide their campervan which is parked on one side of the rear garden.

To the rear the decking runs from the French doors around to one side of the garden which provides seating areas to enjoy the sunny garden. The rest of the garden is gravelled and paved for easy maintenance and there is a grass bank with some shrubs planted and an array of pots to provide colour. There is a wooden garden shed for useful storage and an outside tap.

## USEFUL INFORMATION:

Mains gas, electric, water and drainage connected. Gas central heating with some underfloor heating downstairs.

Council tax band is C. EPC Rating C



## Sellers' insight:

" When we first saw this house, we noticed that it was a different design to the others on the same road, this appealed to us being different. We feel we have added our own touches and updated the property to a good standard to appeal to most people looking for their new home. We have carefully designed the kitchen to maximise the space with lots of storage, even a breakfast bar and the fitted appliances are Siemens. We adore our large living space with windows to the side and rear which make the room so light and bright even on a dull day.

Chudleigh is a great place to live too, good amenities in the town centre and the good access to Exeter and Plymouth via the A38 has been imperative to our working lives. The close proximity to the moors is wonderful for walks in the countryside and a short distance in the car takes us to the coast, for the days we want to look at the ocean.

Time for us to travel which we have been promising ourselves for years. This is the plan so we hope that someone will come along, realise this is a lovely home and allow us to move on too. "

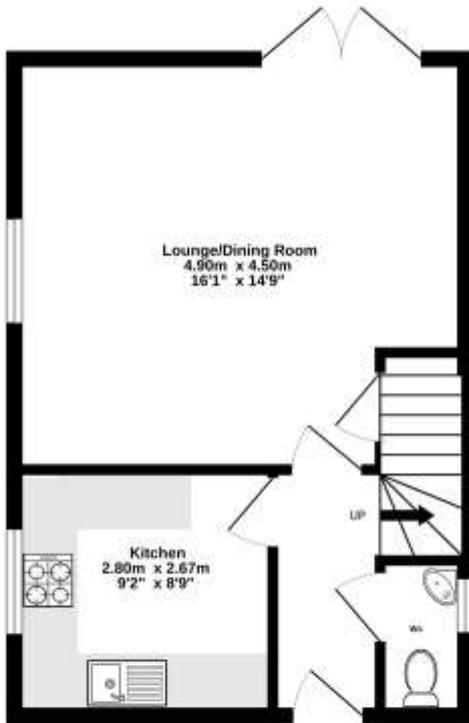
## LOCATION:

This well presented, detached home is situated in a popular, thriving, country town, called Chudleigh. It offers an excellent range of shops and amenities, including a health centre, library, several inns and restaurants. There is also a primary/junior school, a playgroup and mother and toddler group. The town is ideally situated within easy reach of the coast at Teignmouth and Torbay and of the beautiful Dartmoor National Park. The A38, which by-passes the town, gives easy access to the cities of Plymouth and Exeter and the motorway system. The market town of Newton Abbot is around 5 miles away.

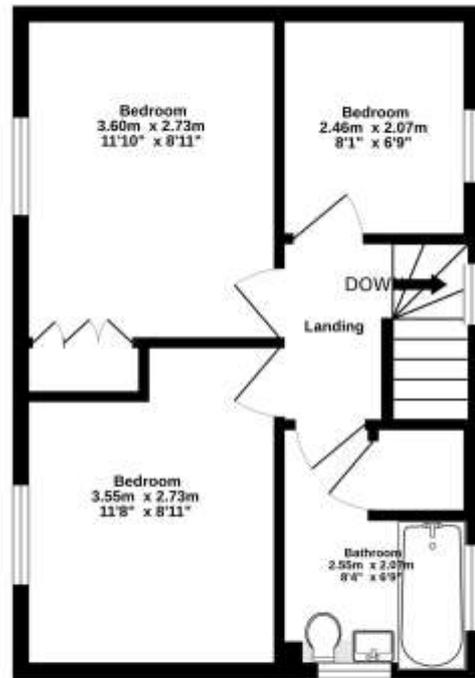
# Floor Plan

| Energy Efficiency Rating                   |           |                         |
|--|-----------|-------------------------|
| Current                                    | Potential |                         |
| Very energy efficient - lower energy costs |           |                         |
| A  |           |                         |
| B  | 87        |                         |
| C  |           | 78                      |
| D  |           |                         |
| E  |           |                         |
| F  |           |                         |
| G  |           |                         |
| Not energy efficient - higher energy costs |           |                         |
| England & Wales                            |           | EU Directive 2002/91/EC |

**Ground Floor**  
35.9 sq.m. (387 sq.ft.) approx.



**1st Floor**  
35.8 sq.m. (386 sq.ft.) approx.



**TOTAL FLOOR AREA : 71.8 sq.m. (772 sq.ft.) approx.**

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