



## Flat 2, 40A New Exeter Street, Chudleigh - TQ13 0DA

£125,000 Leasehold

A beautifully presented Ground Floor Flat with a private enclosed garden. Bright open-plan kitchen/lounge. Modern bathroom and Spacious bedroom. Ideal as a first buy or investment opportunity.

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 12'10" x 9'5" (3.90m x 2.86m)

Kitchen: 9'3" x 8'6" (2.83m x 2.60m)

Bedroom: 10'2" x 8'6" (3.10m x 2.60m)

Bathroom: 6'6" x 5'7" (1.97m x 1.70m)

### USEFUL INFORMATION:

Local Authority: Teignbridge District Council

Council Tax Band: A (£1668.97 p.a.

2025/26)

Services: Mains water, drainage, electricity.

Mains gas connected to the building but disconnected at the flat.

Heating: electric panel heaters and immersion water tank.

Service/Maintenance charge: £50 Per Month

EPC Rating: E / Tenure: Leasehold/ Share of Freehold (vendors are currently looking at extending the lease)

### AGENTS INSIGHT:

"This ground-floor flat comes with a private garden, a bright open-plan living, modern gloss kitchen, electric fire, a peaceful bedroom, smart bathroom. Perfect for first-time buyers, downsizers or investors seeking outdoor space without the upkeep."



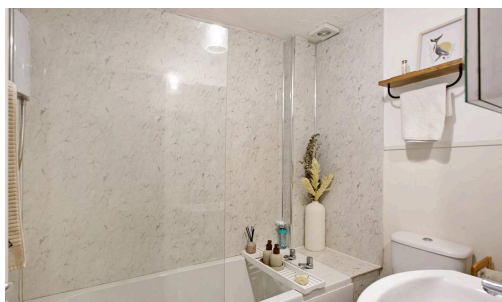
### STEP OUTSIDE:

From the lounge, the patio doors open directly onto your own private enclosed garden — a rare and valuable feature for a ground-floor apartment. The outdoor space has been thoughtfully designed for low-maintenance living: laid with artificial grass that stays lush and green all year round, it offers a safe, clean area for relaxing. At the far end, a raised timber planter adds a touch of greenery and scope for personal planting, while a sturdy shed provides secure external storage for bikes, garden tools, or seasonal items also including a freezer. Tucked away yet easily accessible, this private outdoor sanctuary brings a sense of calm and connection to the outdoors — all just one step from your living room.



### LOCATION:

This property is located in a popular residential area, close to the town centre of Chudleigh. Chudleigh is a popular, thriving, country town, which offers an excellent range of shops and amenities. Including a health centre, library, several inns and restaurants. A primary/junior school, a playgroup and mother and toddler group. There are churches of most denominations and sporting facilities include horse riding, football, cricket and bowls. 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 way.





#### STEP INSIDE:

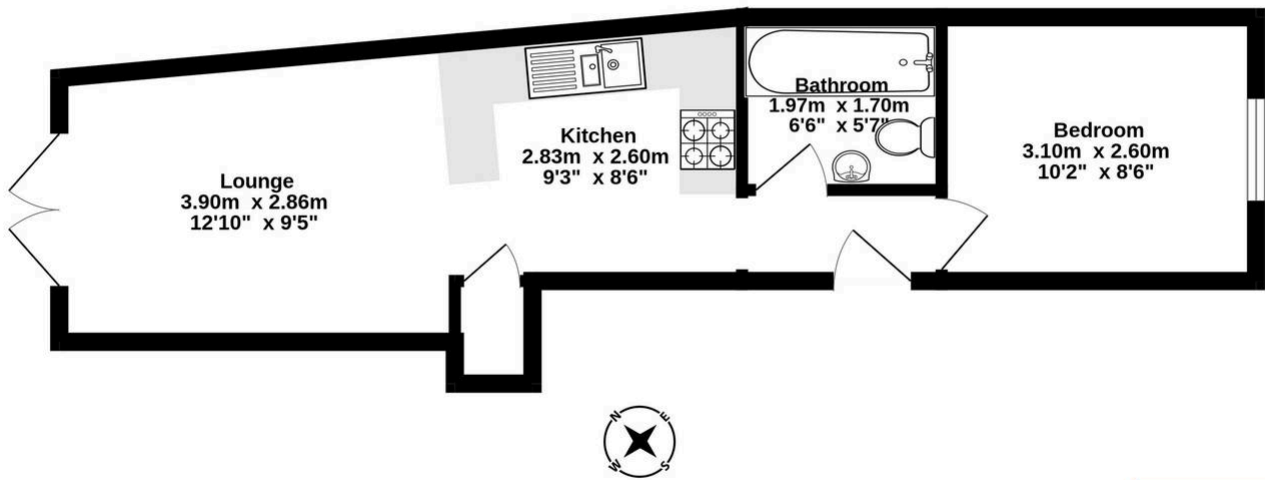
As you step through the front door into a welcoming communal entrance hall, freshly maintained and softly lit. Your private front door opens immediately to the right, revealing a generous private hallway that flows seamlessly into the heart of the home: a bright, open-plan kitchen and living space. The kitchen is sleek and modern, featuring cabinetry in a contemporary finish, kitchen comes equipped with an hob and built-in oven, a slim-line dishwasher, and under the counter fridge. There is also space and plumbing for a washing machine. While a discreet airing cupboard houses a factory-lagged hot water tank with handy slatted shelving for linens and storage.

A stylish track of recessed spotlights draws the eye forward into the lounge area, where natural light pours in through the patio doors. A panel radiator ensures year-round comfort. The space feels airy and connected, perfect for both relaxing and entertaining.

At the far end of the apartment lies the bedroom — a peaceful retreat with a large, double-glazed window overlooking the front elevation, filling the room with soft morning light. A full-height free-standing wardrobe provides ample storage without compromising the sense of space. The bathroom suite is well-appointed and modern, complete with a panelled bath and electric shower overhead, a WC, and a wash basin neatly set into a vanity unit with storage beneath — all finished with clean lines and neutral tones.



**Ground Floor**  
**31.8 sq.m. (342 sq.ft.) approx.**



**TOTAL FLOOR AREA : 31.8 sq.m. (342 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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