

MICHAELMAS HOUSE IS A WONDERFUL PROPERTY BECAUSE IT IS SPACIOUS AND WELL DESIGNED AND ALSO OCCUPIES AN INCREDIBLY CONVENIENT POSITION NOT ONLY FOR AMENITIES IN CHUDLEIGH ITSELF BUT ALSO THERE IS VERY EASY ACCESS TO THE A38 MAKING EXETER, PLYMOUTH AND THE M5 VERY ACCESSIBLE.



Michaelmas House

Fore Street

Chudleigh

Newton Abbot

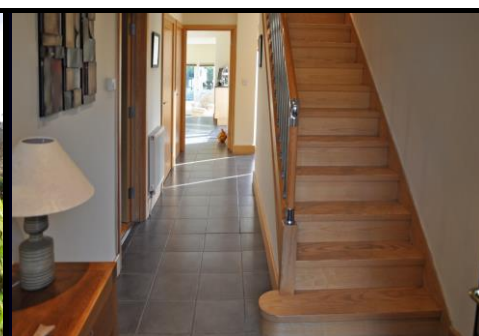
Devon

TQ13 0HX

**Offers in the Region Of
£650,000**

Ref: DWF04272

* A FINE QUALITY MODERN DETACHED RESIDENCE * SPACIOUS ACCOMMODATION, WELL DESIGNED & BEAUTIFULLY APPOINTED * UNIQUE PRIVATE SETTING WITHIN THE TOWN CENTRE * CONVENIENT FOR A38 TO EXETER & PLYMOUTH, ALSO LOCAL AMENITIES & SCHOOLS * RECEPTION HALL, CLOAKROOM, SPACIOUS DINING ROOM, * BEAUTIFULLY PROPORTIONED SITTING ROOM, WONDERFUL KITCHEN/LIVING ROOM * SEPARATE UTILITY ROOM * 4 DOUBLE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS, FAMILY BATHROOM * EXTENSIVE PARKING, DETACHED DOUBLE GARAGE, TASTEFULLY DESIGNED LEVEL GARDENS * EPC=C *



Offices at: Chelston – Torquay, Chudleigh, Kingsteignton, Newton Abbot, Preston – Paignton, St Marychurch – Torquay and Totnes

Open Entrance Porch

With front door to:

Reception Hall

A most welcoming entrance with quality oak staircase to the first floor having cupboard beneath. Slate effect ceramic floor tiles. Inset ceiling down lighters. Two radiators. Boiler cupboard housing Oso hot water cylinder with immersion heater and timer controls.

Cloakroom

Tastefully appointed in white with a low level WC and pedestal wash hand basin. Slate effect ceramic floor tiling and attractive mosaic wall tiling. Radiator. Inset ceiling downlighters.

Sitting Room 17' 3" max. x 20' 10" (5.25m x 6.35m)

A beautifully proportioned bright and sunny double aspect room with two pairs of glazed doors leading out to the patio and rear garden and enjoying a very pleasant aspect through to hills on the outskirts of the town. There is a feature open fireplace with raised hearth and timber surround and mantel. Fine oak flooring. Three radiators. TV point.

Dining Room 14' 7" x 14' 0" (4.44m x 4.26m)

Again a most spacious comfortably sized dining room with plenty of space to accommodate a substantial table along with other items of furniture. There is a feature ornamental fireplace with timber surround and mantel with a stylish coal effect fire. Fine oak flooring. Radiator.

Kitchen/Living Room 28' 5" x 17' 2" (8.65m x 5.23m)

This room is on two levels and includes the Kitchen Area measuring 17' 7" x 12' 5" (5.36m x 3.78m). Very well appointed with modern light oak fronted units with extensive natural polished granite work surfaces incorporating an inset one and a half bowl stainless steel sink unit with integrated dishwasher beneath along with extensive base cupboards, drawers and matching eye level cupboards. There is an open wine rack. Space for a large range style cooker along with a gas cooker point and with a brushed steel extractor above. Integrated fridge and separate freezer. Slate effect ceramic floor tiles. Glazed double doors leading out to the patio and garden. There is space for a breakfast table and chairs. Four steps then lead into a:

Superb Living Room 16' 2" x 17' 7" max. (4.92m x 5.36m)

A superb room perfect for modern family living having two pairs of glazed doors leading out to the rear garden on one side along with two further glazed doors leading to the garden where three virtually full height windows in between. There is a stylish eye level log effect fire. Two radiators. Inset ceiling down lighters.

Utility 10' 8" x 6' 5" (3.25m x 1.95m)

Fitted with units which match those in the kitchen incorporating an inset stainless steel sink unit with long worktop beside with plumbing beneath for washing machine along with a couple of storage cupboards. There is also a matching eye level cupboard. Ideal Mexico gas fired controlled heating boiler. Radiator. Slate effect ceramic floor tiling.

First Floor Landing

Again spacious and with a window overlooking the rear garden and beyond. Radiator. Hatch to roof space. Linen cupboard with slatted shelves and fitted radiator.

Bedroom 1 17' 8" x 13' 9" (5.38m x 4.19m)

A beautiful double aspect room enjoying views over the surrounding area and far beyond to hills in the distance. This is a well proportioned and sunny room with two radiators and two pairs of built-in wardrobes.

En-Suite Shower Room

Fitted with an excellent white suite comprising glazed shower cubicle with fully tiled surround and fitted with a Grohe mains shower. Vanity style wash basin with cupboards beneath and beside with wall mirror above along with shaver socket and strip light. Low level WC and fitted radiator.

Bedroom 2 14' 3" x 11' 11" max. (4.34m x 3.63m)

With two pairs of built-in wardrobes with fitted shelving and drawers. This again is a most spacious bedroom with a radiator and a very pleasant aspect towards the church beside.

En-Suite Shower Room

Very well appointed with a glazed shower cubicle and a fully tiled surround with Grohe mains shower. There is a wash basin with mirror above along with a electric shaver socket and a strip light. Low level WC. Radiator and ceiling down lighters.

Bedroom 3 14' 0" x 10' 3" (4.26m x 3.12m)

Again a spacious double bedroom with a fitted double wardrobe. This room enjoys a very pleasant aspect over the surrounding area to countryside beyond. Fitted radiator. TV and telephone points.

Bedroom 4 11' 11" overall x 10' 2" (3.63m x 3.10m)

Enjoying a very pleasant aspect to the front towards the church. Radiator.

Bathroom

Fitted with a white suite comprising panelled bath with Grohe shower above along with a glazed shower screen. Vanity style wash basin with cupboards beneath along with wall mirror above and an electric shaver socket and a strip light. Low level WC and concealed cistern. Radiator.

Outside

Michaelmas House is approached over a driveway beside one of the historic houses in Chudleigh town centre. This leads to a gravelled area which is shared with just two other houses and this leads to a substantial paved parking area directly in front of Michaelmas House. This in turn leads to a:

Detached Double Garage 15' 3" x 19' 9" (4.64m x 6.02m)

With some storage in the roof space. There is a remote controlled up and over door. Power and light connected and some fitted shelving. In front of this house is a gravelled border and gated pathways to both sides. These then lead into a delightful garden at the rear which is level and includes a shaped lawn with a gravelled path surrounding and a mature beech hedge along one side. There is a well stocked shrub and flower border beyond the lawn along with a superb raised decked terrace which catches the sun. A low stone wall has a further border and there is a timber garden shed.

Energy Performance Certificate

Michaelmas House
Fore Street
Chudleigh
NEWTON ABBOT
TQ13 0HX

Dwelling type: Detached house
Date of assessment: 23 November 2007
Date of certificate: 23 November 2007
Reference number: 9843-2837-6396-0723-7185
Total floor area: 224 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 10) G		

Current: 70 Potential: 75

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 10) G		

Current: 73 Potential: 77

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	166 kWh/m ² per year	143 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	4.6 tonnes per year
Lighting	£186 per year	£93 per year
Heating	£570 per year	£542 per year
Hot water	£150 per year	£132 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Page 1 of 5

Viewing Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing appointment for this property or require further information.

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

Data Protection Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

