



- ✓ Entrance Hall & cloakroom
- ✓ Large through lounge & dining room
- ✓ Good size well fitted kitchen with breakfast room
- ✓ Master bedroom with en-suite shower room
- ✓ Two further bedrooms
- ✓ Conservatory
- ✓ Double glazing & gas central heating
- ✓ Open plan front garden
- ✓ Enclosed level rear garden
- ✓ Garage & driveway

“The solar panels provide an income of in excess of £1.000 per year.”



A well presented modern detached house in a pleasant level cul-de-sac location

This modern detached house dates from the mid 1980's and has been much improved over the years. It offers nice sized, well planned accommodation with a 26ft sitting room complete with open fire and bay window to the front. It has laminate wood flooring fitted and has sliding doors opening into the uPVC conservatory which dates from 2009 and is a great addition to the accommodation.

The kitchen/breakfast room is L-shaped with patio doors providing access to the rear garden. There is ample work surface and tiling to the splash backs. There is a built in double oven and electric hob (gas point available) as well as space for other appliances. Stairs lead up from the entrance hall to the first floor which has the bathroom which has been recently refurbished with new suite and tiling, as well as the three bedrooms which includes the master bedroom which also benefits from a recently upgraded en-suite shower room.

The accommodation is in good decorative order and has gas fired central heating (the gas boiler was replaced in 2013) and uPVC external doors and windows which were fitted within the last 10 years.

The solar panels on the roof are included in the sale and they have



“Exceptional Energy Performance rating of '82'.”

been producing an income in excess of £1,000 per year. The house stands on a generous level plot with a garden shed and a good size garden to the rear which is mainly laid to lawn with well stocked shrub borders and beds. There is a patio sitting area that sweeps around the side of the property with an access gate to the front of the house. To the front there is an area of lawn, pathway and the tarmac driveway which gives access to the garage and provides off road parking for two cars.

Calvados Close is a small cul-de-sac off the popular Troarn Way (Troarn in France is twinned with Chudleigh) near the rural fringe of town. It is a short pleasant walk to the nearby town centre.

Chudleigh itself is a popular & thriving, country town, which offers an excellent range of shops and amenities.

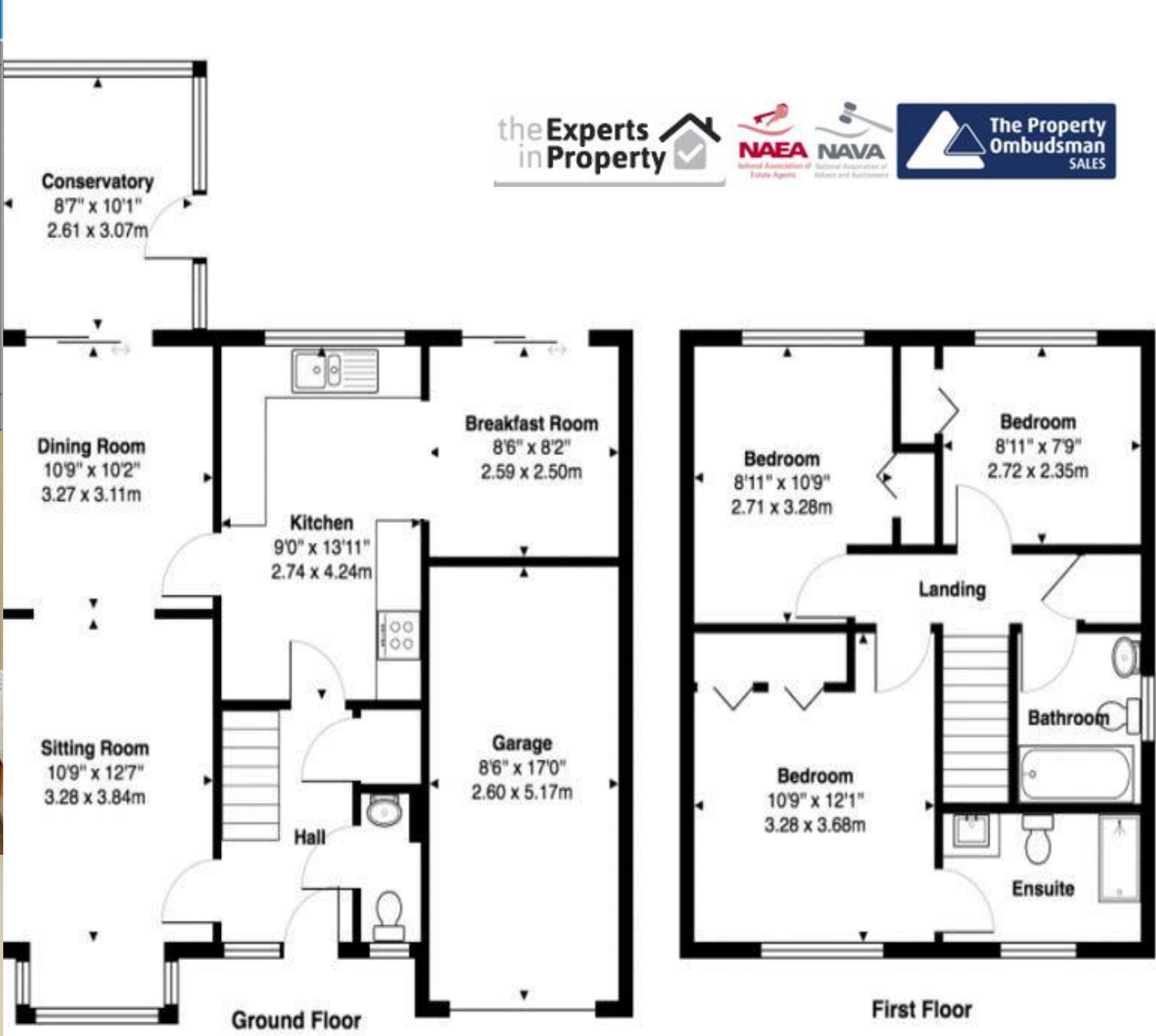


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC



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.



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