



# 1 PIPISTRELLE CLOSE

CHUDLEIGH, NR EXETER, TQ13 0FP



**Robert Williams**

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“Definitely not to be missed. This former show home has never been lived in and is available for sale 'as new'”.



# 1 PIPISTRELLE CLOSE

CHUDLEIGH, TQ13 0FP

Located on the edge of the popular Devon town of Chudleigh, this modern detached house built by Linden Homes 2022, has been used as a show home and has not been lived in to date. It is now available for sale in 'as new' condition.

The property has a light and spacious feel. Upon entry the hallway leads to the kitchen, sitting room and WC, with stairs to the first floor. The kitchen is fully equipped with integrated oven, four ring gas hob (extractor above), fridge freezer, dishwasher and washing machine. There is an Ideal combi boiler. The dining area has plenty of space for a table and chairs. The large living room overlooks the garden, with patio doors and an under stairs storage cupboard.

On the first floor there are three bedrooms; the master with views over the garden, built in wardrobe and en-suite bathroom, the second bedroom which is a good size double at the front of the house, and the third, single, bedroom. There is a modern family bathroom with white three piece suite and mixer shower above the bath.

Outside to the front there is a tarmac driveway leading to the garage with a pedestrian door to the rear garden. The garden is a good size and is very well maintained with lawn and planted borders.

3  bedrooms    2  bathrooms  
1  receptions    2  car spaces

**Local Authority:** Teignbridge Council

**Council Tax Band:** TBC

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** B





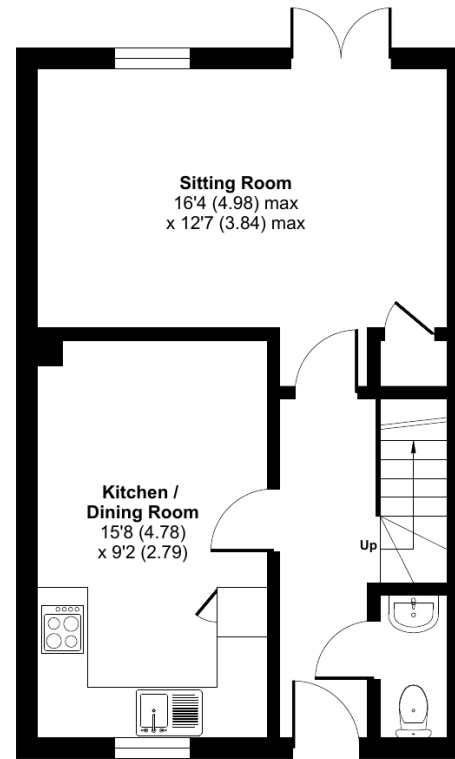
## Pipistrelle Close, Chudleigh, Newton Abbot, TQ13

Approximate Area = 872 sq ft / 81 sq m

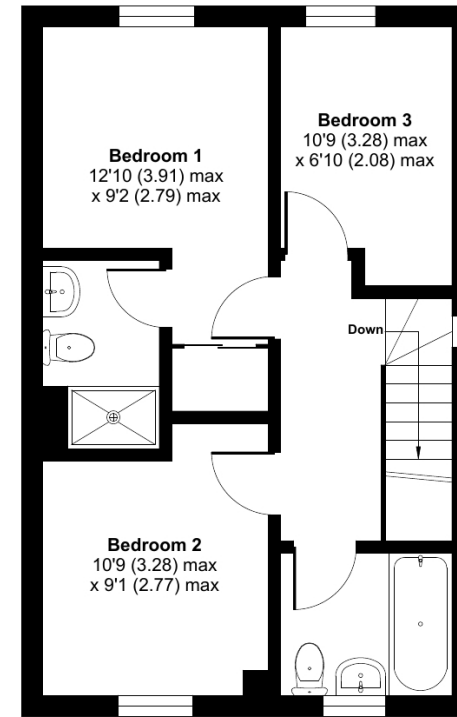
Garage = 212 sq ft / 19.6 sq m

Total = 1084 sq ft / 100.6 sq m

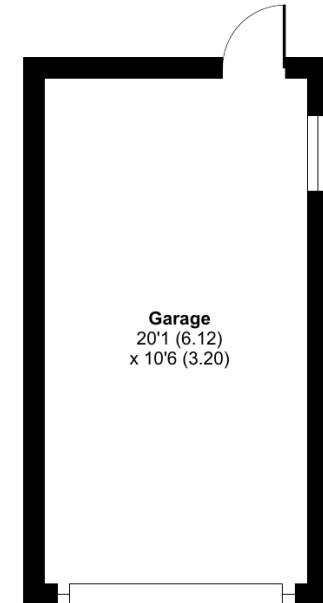
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Robert Williams Ltd. REF: 1073963



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.