

Press release – 9<sup>th</sup> June 2009

## Auction offers choice and superb value in Chudleigh - one bedroom or four?

A range of properties, development and investment opportunities throughout the Westcountry will be going to auction with The Property Auction Group at 2:00pm on Thursday 25<sup>th</sup> June at the Novotel at Marsh Mills in Plymouth.

Among the many entries confirmed for sale are two properties in Chudleigh – one offering an ideal opportunity to first-time buyers and investors at a guide price of just £45,000, and the other with large rooms and plenty of space and scope at a guide of £325,000.

### **Self-contained ground floor studio flat**



The Studio is a self-contained ground floor studio flat offering a cosy home or excellent letting potential. The property includes a new kitchen and represents an ideal investment opportunity, tucked away only a short distance from the town centre with its bed/ sitting room, shower room, separate WC and utility area.

The guide price for The Studio is £45,000. For further information, contact Teignbridge Estates, team estate agent in Chudleigh on 01626 853940.

### **Substantial four bedroom detached house in large plot**

Teignbridge Estates is also thrilled to offer for sale by auction this substantial four bedroom detached house set in a large plot, immediately adjacent to the A38 Devon Expressway.



This spacious, much extended home on a large and level plot has a rural outlook and gardens extending some 125' to the front, laid to lawn, and 55' to the rear with its flagstone patios, flowers, shrub beds and borders. A long gravel driveway leads to the extensive parking and

turning area outside the house and detached double garaging and workshop. The layout of the property makes it ideal for the provision of a 'granny annex'.

The spacious entrance hall with stairs leads to the 22'9" x 10'10" triple aspect lounge enjoying distant rural views, study and dining room, which opens through to the kitchen fitted with white fronted units with oven and hob. A rear lobby leads to the utility/ cloakroom, fitted with units, a sink and WC; and the second reception room with open fireplace with marble surround.

On the first floor is a double aspect landing and 18'8" x 15' triple aspect master bedroom with distant rural views, dressing room and large en-suite shower room. Three other generously-sized bedrooms sit alongside the large, spacious bathroom with white suite, recently renovated. A large hall area has the potential to form an en-suite to bedroom three.

The guide price for Silverton House is £325,000. For further information, contact Teignbridge Estates, **team** estate agent in Chudleigh on 01626 853940.

A full auction catalogue and details are available at [www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk). The Property Auction Group is now taking entries for its next auction, to be held on 17<sup>th</sup> September.

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**Digital images are available from [bubblepr@mac.com](mailto:bubblepr@mac.com)**

**For further information, contact:**

Samantha Mason, Bubble Public Relations, Tel: 01869 248524. Mob: 07957 364179. Email: [bubblepr@mac.com](mailto:bubblepr@mac.com)  
Joanna Marshall, The Property Auction Group. Freephone 08000 126126. Email: [info@thepropertyauctiongroup.co.uk](mailto:info@thepropertyauctiongroup.co.uk)

[www.thepropertyauctiongroup.co.uk](http://www.thepropertyauctiongroup.co.uk)

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