



32 LAWN DRIVE, CHUDLEIGH

**32 Lawn Drive
Chudleigh
Devon
TQ13 0LT**

A spacious and well presented detached four bed house, within a short stroll to the local shops and amenities of Chudleigh.

Lounge | Open Plan Kitchen - Diner | Snug / Sun Room
Downstairs W/C | Four Bedrooms (One with En-suite Shower Room)
Family Bathroom| Parking for Two Cars plus Garage
Stunning Garden | Fabulous Views



**The Teign Valley Office
Tel: 01626 852666 HELLO
@SAWDYEANDHARRIS.CO.UK
WWW.SAWDYEANDHARRIS.CO.UK**



Two Bosch ovens are stacked vertically on the left side of the kitchen. The top oven has a digital display showing '07:04' and various control buttons. The bottom oven also has a digital display showing '07:04' and control buttons. Both ovens have a black glass front and a silver handle.

A stainless steel range hood is mounted above the gas cooktop. It has a sleek, modern design with a silver finish and a control panel on the front.

A four-burner gas cooktop is installed on the white countertop. It has a black grates and a silver burner cap.

A white countertop with a stainless steel sink and a chrome faucet. A small fruit basket is placed on the counter next to the sink.



Step inside...



Step into the spacious and beautifully designed ground floor, where modern living meets comfort. The open-plan layout seamlessly connects the KITCHEN, DINING ROOM, and SNUG, creating a vibrant hub for family life and entertaining. The contemporary kitchen is well-equipped and flows effortlessly into the dining area, perfect for both casual meals and formal dinners.







The cosy SNUG offers a relaxing spot for unwinding as well as lots of natural light flooding in from the roof lights above and the patio doors which lead to the garden. Completing the ground floor is a separate, generous sized LOUNGE which also has patio doors allowing light to flood in. This space provides a quiet retreat for more intimate gatherings or peaceful relaxation. There is also a downstairs W/C for convenience.





To the first floor are four well appointed bedrooms. The MAIN BEDROOM is a true sanctuary, featuring ample space, built in wardrobes and EN SUITE bathroom for ultimate convenience. The remaining three bedrooms are generously sized and versatile, perfect for family members or guests. One has built in wardrobes and two of the rooms offer stunning views to the rear.



The modern FAMILY BATHROOM is complete with a modern suite comprising both a bath and shower, ensuring comfort for all.





Outside

There is a tarmac driveway providing off road parking aswell as a Garage which you can access from inside the house. There is also a EV Charging Point.

The delightful garden features a charming greenhouse perfect for cultivating plants all year-round. Adjacent to the greenhouse, an inviting patio with comfortable seating provides an ideal space for relaxation and social gatherings. A paved path winds gracefully through the garden, leading to a lush, small lawn that borders a tranquil brook. This picturesque setting offers a seamless blend of nature and outdoor living, perfect for both quiet moments and entertaining guests.



Floorplans



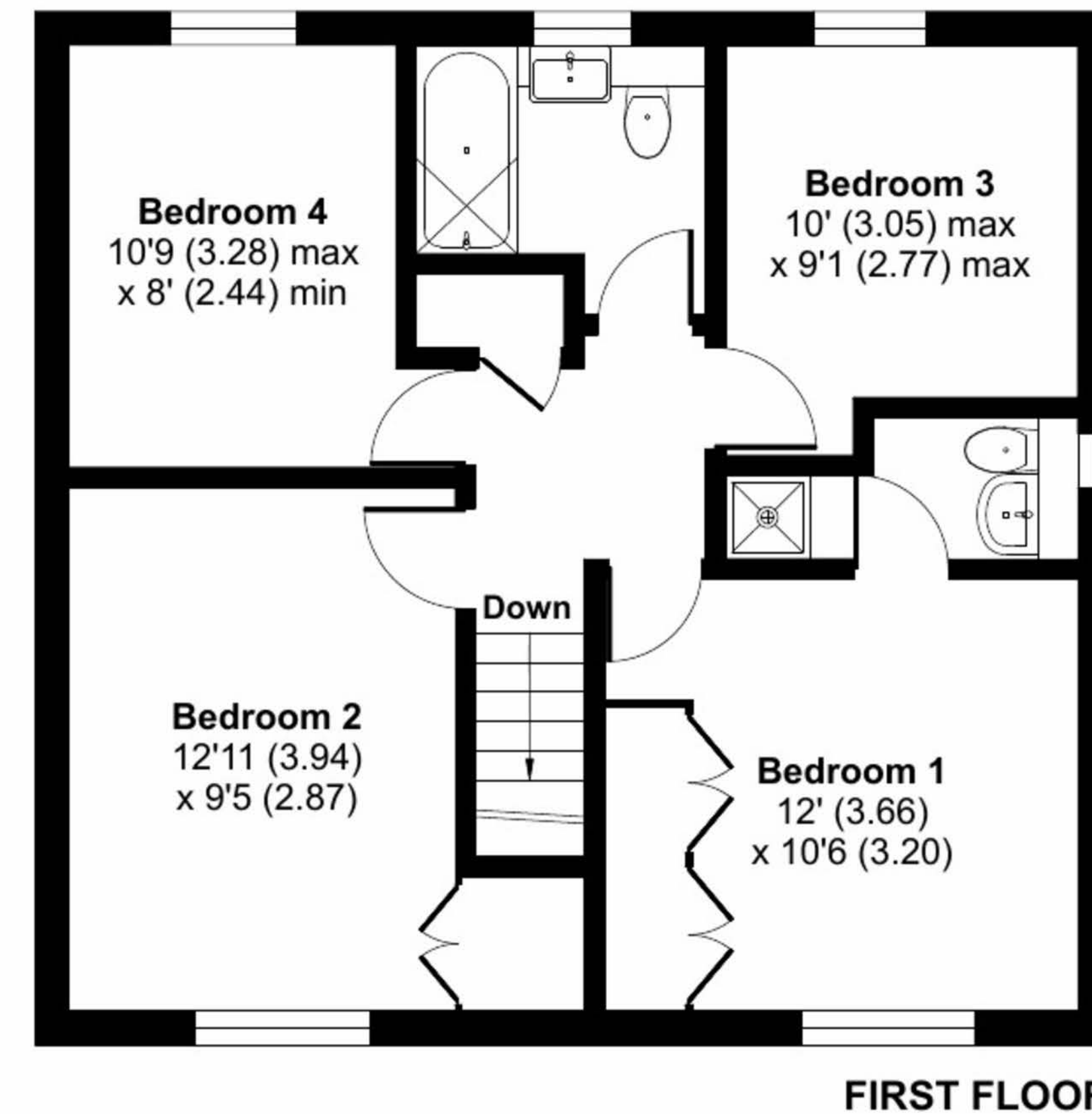
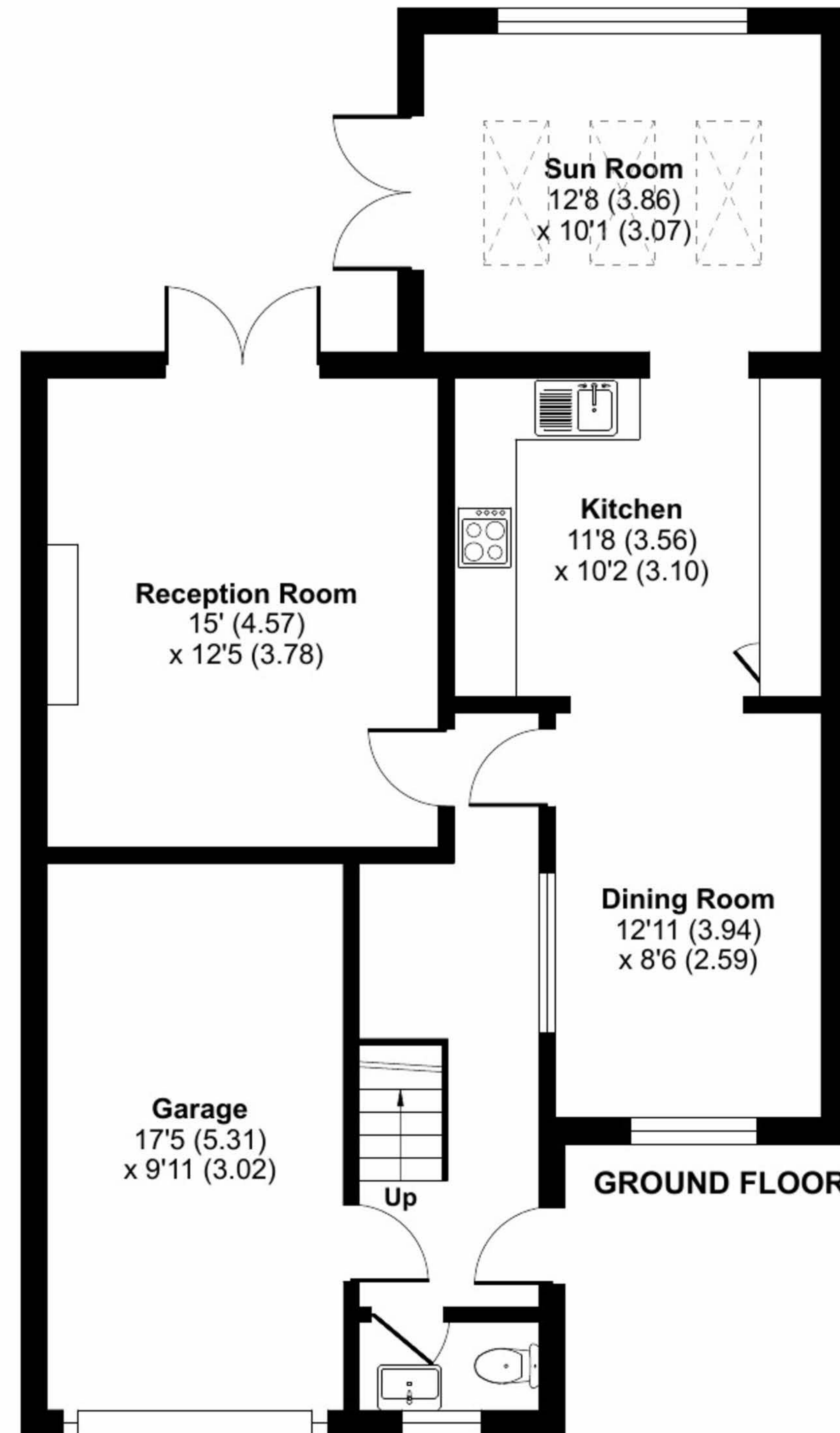
Lawn Drive, Newton Abbot, TQ13

Approximate Area = 1266 sq ft / 117.6 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1430 sq ft / 132.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1152153



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Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band F

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating.,

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

BUYERS INFORMATION PACK

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal. the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>



Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school.

The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.





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To view or to request more information call 01626 852666
Email: hello@sawdyeandharris.co.uk