



19 LAWN GARDENS, CHUDLEIGH

KEY FEATURES

- **Sought after location** - Situated in Chudleigh within walking distance of local amenities.
- **Conservatory**:- ideal for entertaining family and friends.
- **Enclosed Rear Garden** - The garden is fully enclosed by wooden fencing, providing both security and privacy.
- **Private off road parking**

Located in the sought after town of Chudleigh, this well-maintained two-bedroom semi-detached home offers comfortable living in a peaceful cul-de-sac setting. The property features a bright and spacious interior, including a welcoming living area, a modern kitchen, and two well-proportioned bedrooms.

The property is situated within easy access to local amenities, schools, and transport links, making it a convenient option for commuters or those seeking a quiet yet well-connected location.

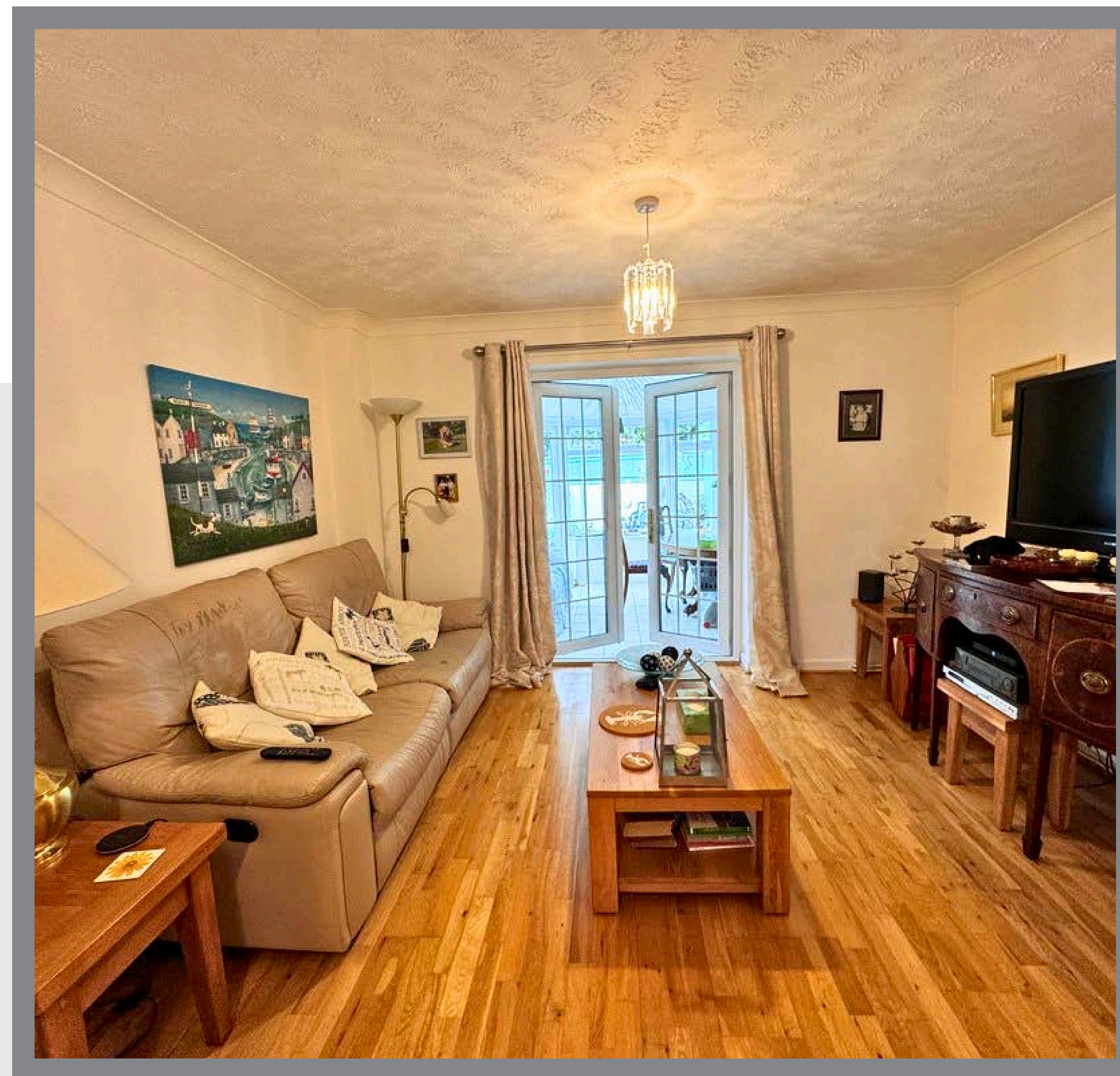




Welcome

Located in a quiet residential area, this semi-detached property offers a warm and welcoming atmosphere. Enter through the front door into a bright ENTRANCE HALL with stairs leading to the first floor. Situated off, is the modern KITCHEN, fitted with a range of base and wall-mounted units, sleek countertops, and contemporary appliances, including an integrated oven and hob. The kitchen is enhanced by a vibrant splashback, adding a touch of style to the space.





This LOUNGE/DINER features neutral décor throughout with double doors opening into the CONSERVATORY, creating a seamless flow between indoor and outdoor spaces. The wood-effect flooring adds warmth and character, while the generous layout offers plenty of room for both a comfortable seating area and a dining table. The flexible design of this room makes it an ideal space for entertaining, dining, or simply relaxing.





To the FIRST FLOOR are two BEDROOMS, both featuring bright, neutral décor. BEDROOM TWO features sleek wooden flooring and a window overlooking the rear elevation.

BEDROOM ONE has a window to the front elevation, features modern wood-effect flooring and built-in mirrored wardrobes, offering generous storage space.



The BATHROOM is a modern space, fitted with a panelled bath with waterfall shower over, close coupled WC and a sink set in to a vanity unit with cupboard under. A chrome effect ladder radiator and modesty glazed window complete the look.

Outside

This property offers a private rear garden with a paved patio directly adjoining the house-ideal for outdoor seating or dining. The garden is fully enclosed by light blue wooden fencing, providing privacy and a peaceful atmosphere.

The garden features well-established flower beds with a variety of plants, offering colour and greenery.

With its low-maintenance design and manageable size, this garden is perfect for relaxing, gardening, or entertaining guests.

A gate to one side leads into a useful STORAGE SHED which opens to the front to the off road parking space.

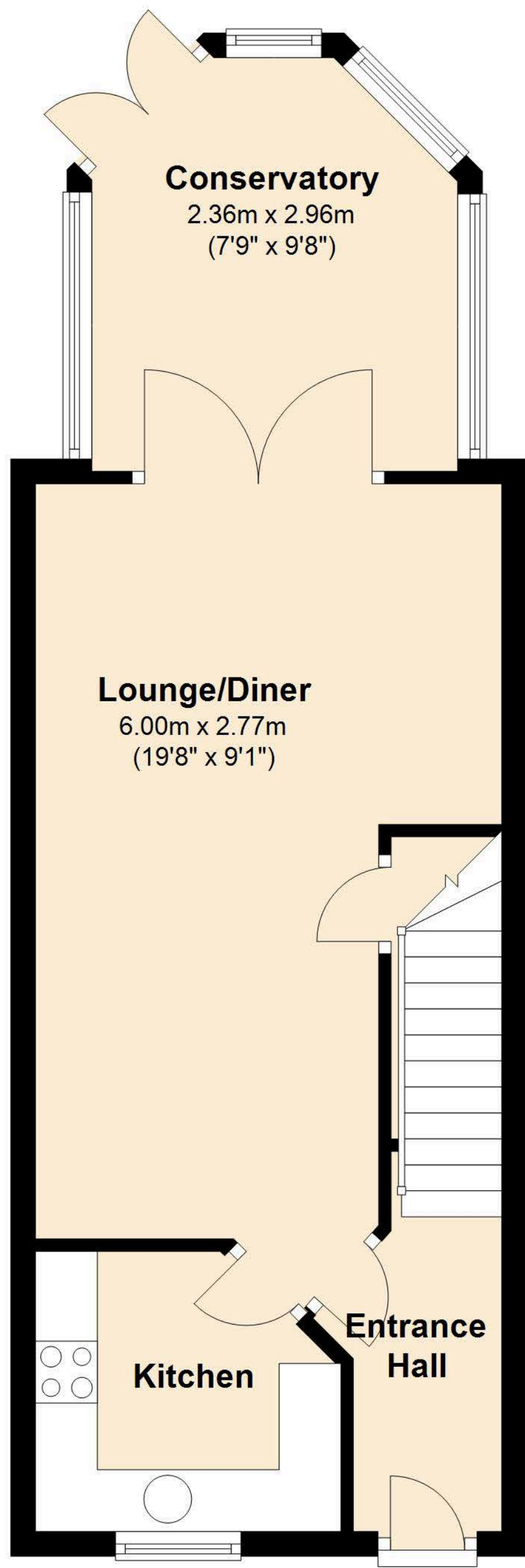


Floorplans



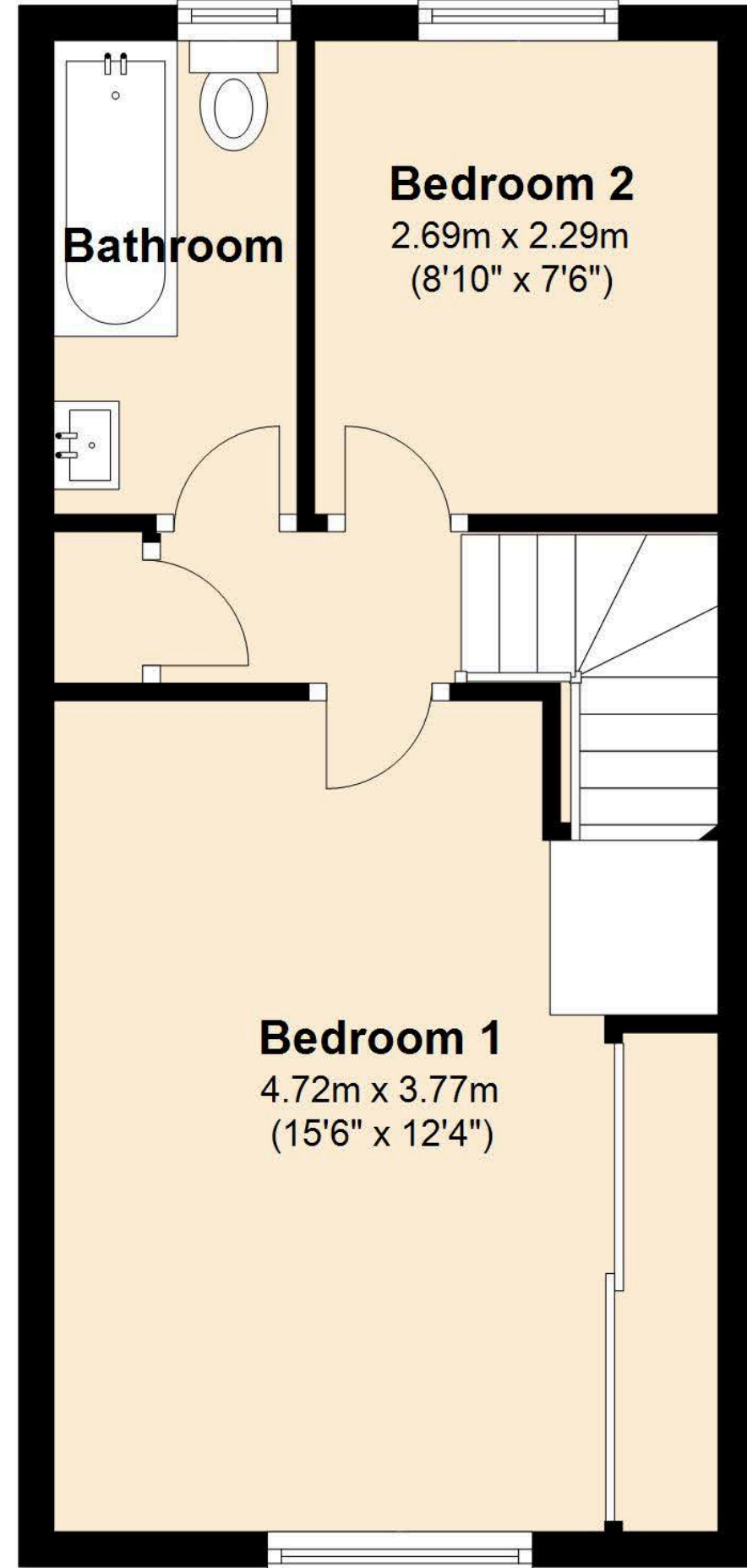
Ground Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



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Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band C

EPC - C

SERVICES

The property has all mains services connected.

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**](#)

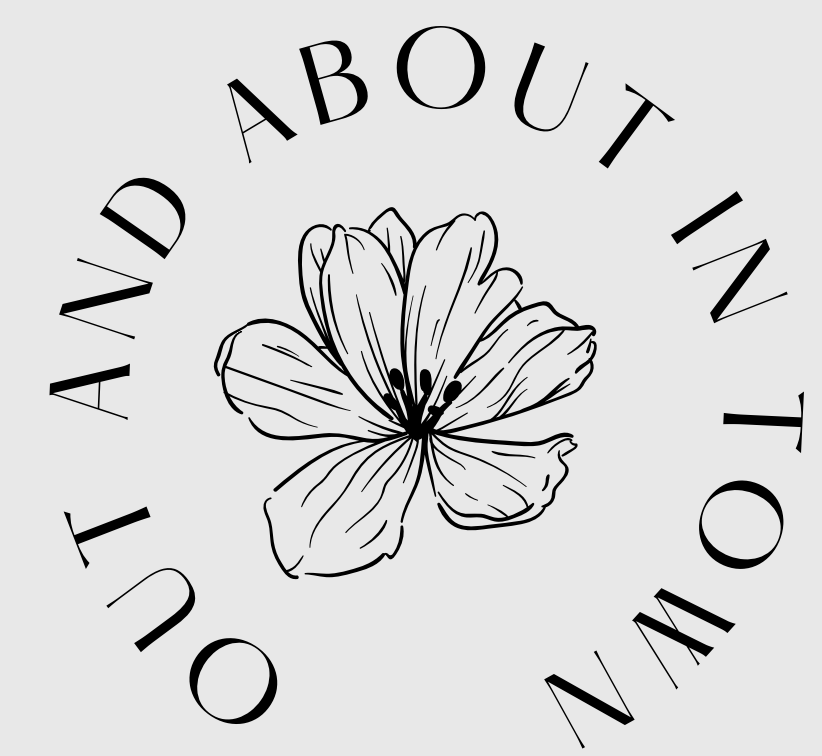
You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their 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.

About... Chudleigh



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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CHUDLEIGH
TQ13 0RB



To view this property simply call our Chudleigh Office on 01626 852666

