



77 LAWN DRIVE, CHUDLEIGH

**77 Lawn Drive
Chudleigh
Devon
TQ13 0LS**

A spacious and well presented end-of-terrace two bed house, within a short stroll to the local shops and amenities of Chudleigh.

Spacious Lounge | Conservatory
Downstairs W/C | Two Bedrooms | Family Bathroom | Parking and
Garage



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



Step inside...



The kitchen is a bright and practical space, featuring warm-toned cabinetry, modern countertops, and a tiled backsplash for a clean and functional finish. Fitted with an integrated gas hob, electric oven, and space for a dishwasher, washing machine and fridge-freezer. A large window overlooks the front garden, filling the room with natural light. Conveniently, the ground floor also includes a WC/Cloakroom







The living room is a warm and inviting space, enhanced by its open layout and charming features. A wood-burning stove creates a central focal point, perfect for relaxing evenings. The room benefits from natural light through side windows and double doors that open into the conservatory, seamlessly blending indoor and outdoor living. With plenty of space for seating and personal touches, this versatile room is ideal for both everyday family life and entertaining guests.





The conservatory is a delightful addition to the home, offering a tranquil space filled with natural light. Surrounded by large windows, it provides picturesque views of the garden, creating a perfect spot to relax or enjoy morning coffee. With its warm wooden accents and spacious design, the conservatory is versatile and ideal for use as a dining area, reading nook, or even a home office, blending indoor comfort with outdoor charm.





The property boasts two well-proportioned bedrooms, each offering a comfortable and peaceful retreat. The principal bedroom features a large window that floods the room with natural light and provides lovely views, as well as ample storage space with built-in wardrobes. The second bedroom, equally bright and inviting, is versatile and well-suited as a guest room, home office, or children's bedroom, making it perfect for various needs.





The family bathroom features a modern white suite with a pedestal basin, WC, and a curved shower enclosure with an electric shower. Fully tiled and equipped with a frosted window, it offers natural light, privacy, and easy maintenance in a compact, functional design.

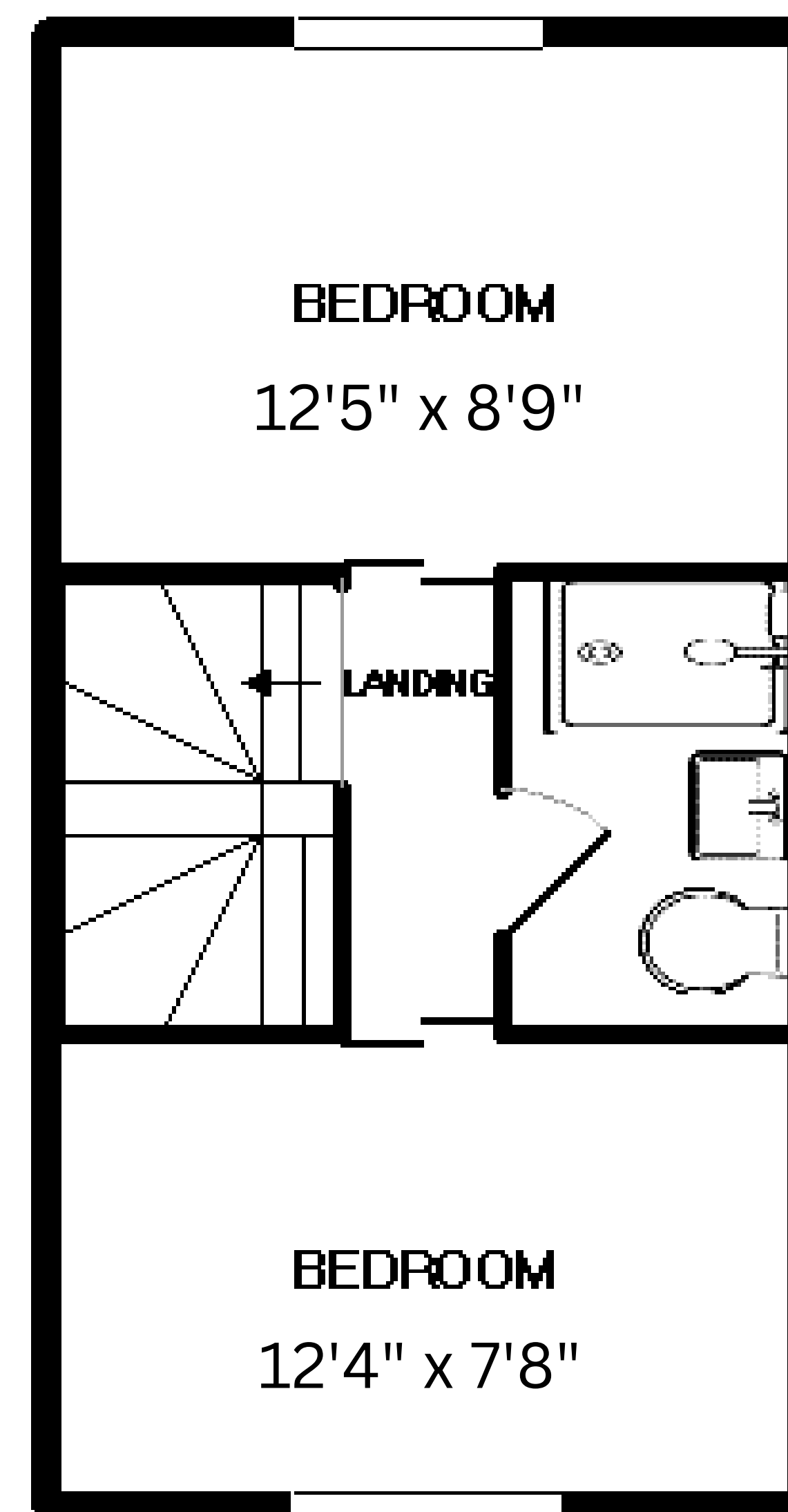
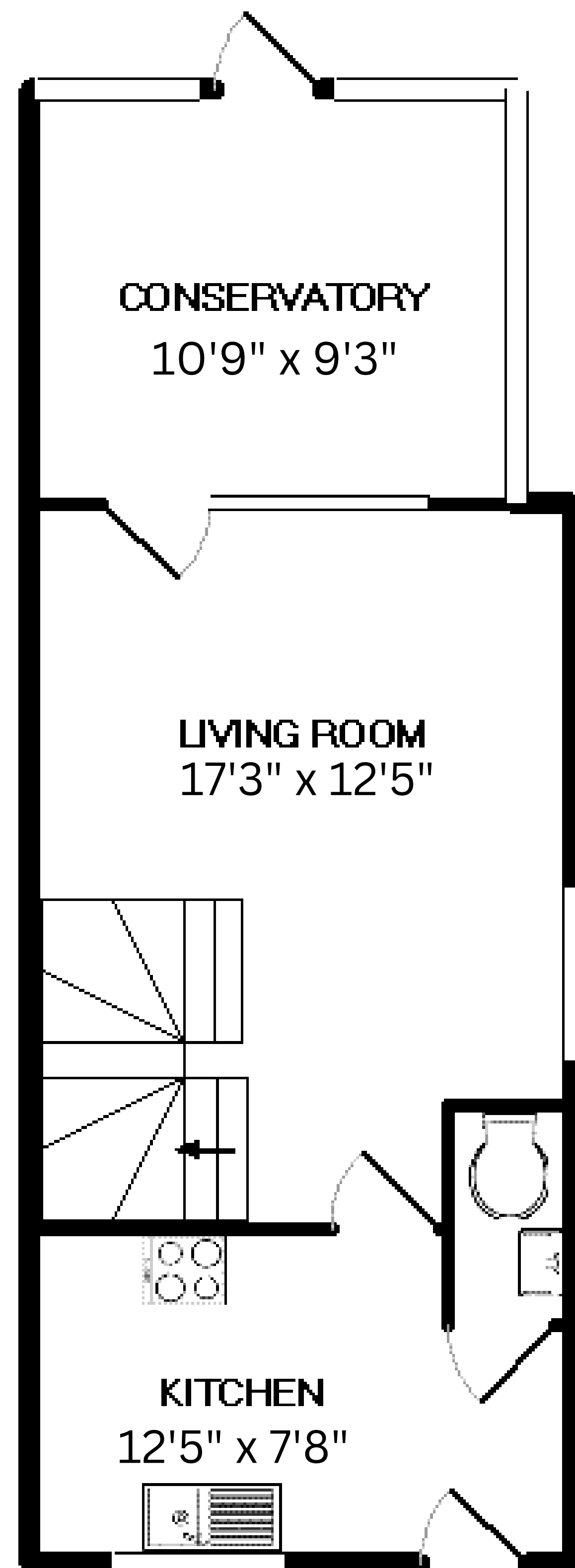




The outside space includes a private, low-maintenance garden with a mix of lawn and patio areas, perfect for relaxing or entertaining. The property also benefits from a detached garage, providing secure storage or parking, as well as additional off-road parking. Surrounded by mature greenery, the garden offers a peaceful retreat with a charming outlook.



Floorplans



1ST FLOOR

Sawdye & Harris use all reasonable endeavours to ensure that the information provided in these particulars is accurate and complete. However, these particulars do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

Unfair Trading Regulations 2008. These

Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band C

EPC - C

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..

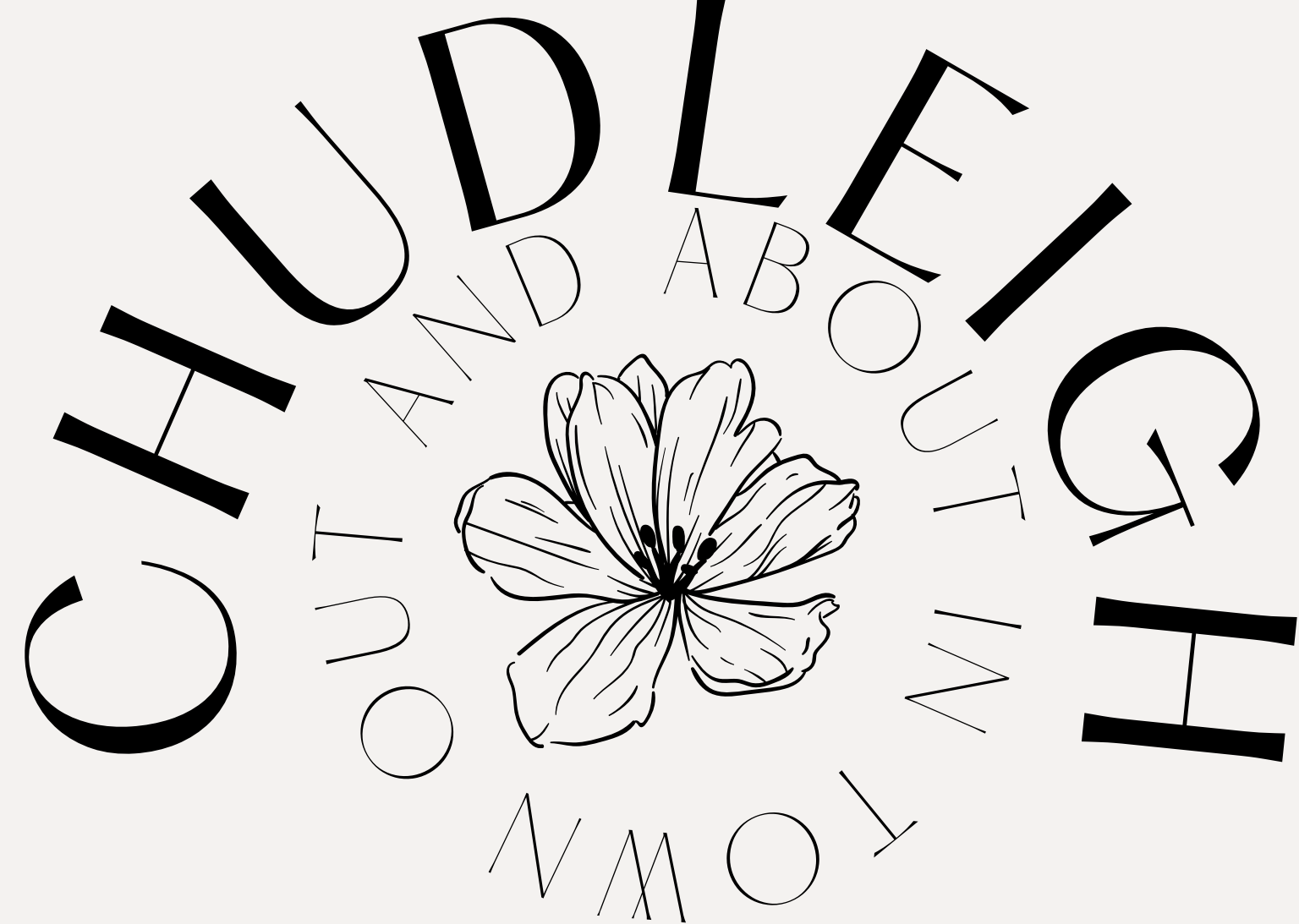
Property Report - Key Facts for Buyers

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.



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.

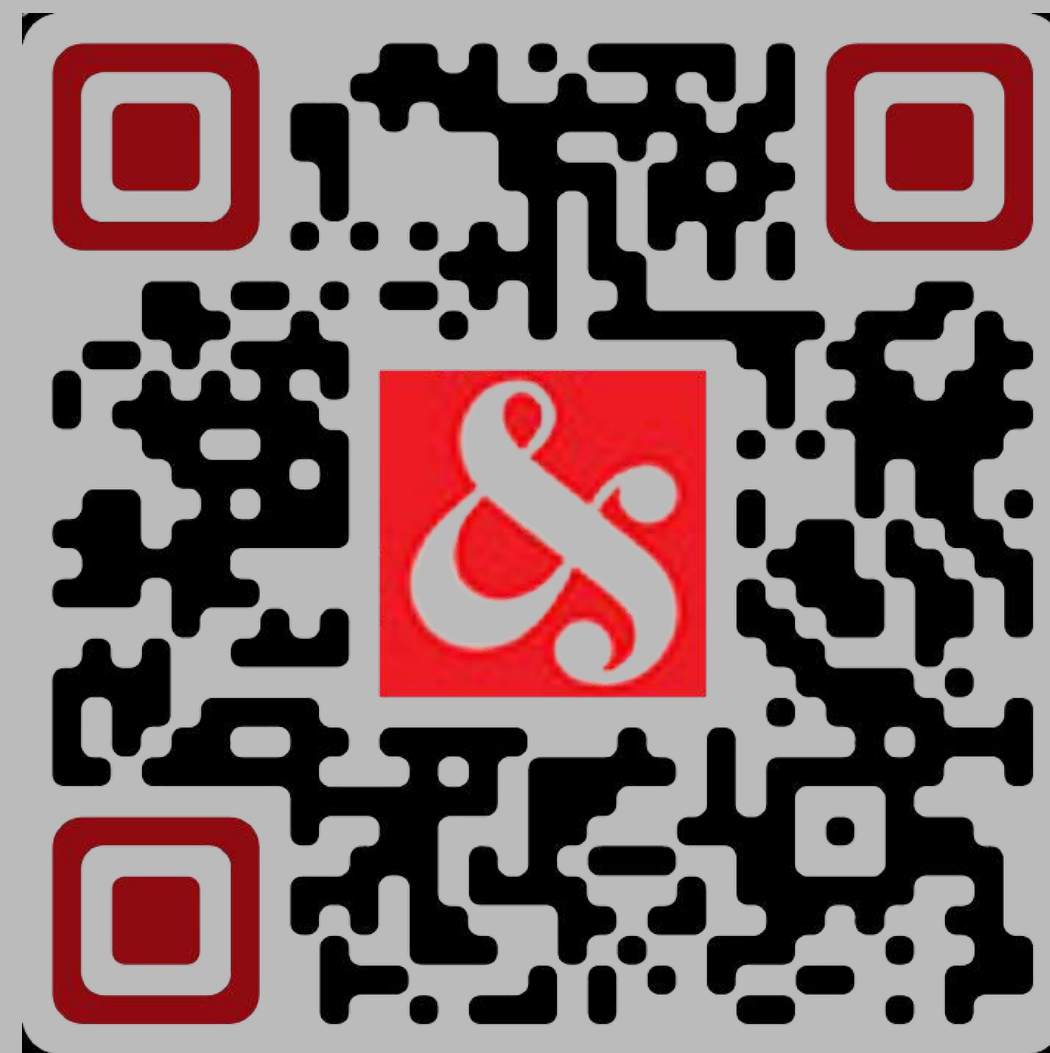
Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

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.





77 Lawn Drive
Chudleigh
Devon
TQ13 0LS



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