



9 CULVER LANE
CHUDLEIGH

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CHUDLEIGH • DEVON TQ13 0PQ



This fabulous five-bedroom detached home presents a wonderful place for family living, blending timeless features with modern comforts. Nestled in a sought-after neighbourhood, this lovely property is for sale for the first time in 23 years, since new in fact. The property has a spacious interior, featuring a large sitting room, elegant dining room and thoughtfully designed kitchen/breakfast area. The generous bedrooms and secluded, larger than average garden create an idyllic backdrop for peaceful living, while the double garage and driveway provide ample parking space for several cars.

PRICE GUIDE £595,000



**SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE**

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The welcoming SITTING ROOM is a bright and inviting space, featuring a large bay window that floods the room with natural light. The central fireplace adds a warm focal point, making it an ideal place to relax with family and friends. The DINING ROOM, sits off and offers ample space for a dining table with windows overlooking the rear garden. French doors lead directly to the outdoor patio, creating a seamless flow between indoor and outdoor living.







The KITCHEN/BREAKFAST ROOM is a highlight of the property, offering a modern layout with ample worktop space and storage. The bay window provides a pleasant view of the garden, and there is plenty of room for a family dining table. Fitted with contemporary appliances, the kitchen is ideal for both everyday family meals and entertaining guests. The adjacent UTILITY ROOM offers space for a washing machine and ample cupboard space for storage.





The property offers five well-proportioned bedrooms, each providing a comfortable and private space. The bedrooms are versatile and spacious, with plenty of natural light and built-in storage in some of the rooms. The bedrooms offer the ideal setting for a family, with ample space for furniture and personal touches, allowing each bedroom to be used according to individual needs.





The family bathroom is conveniently located on the first floor and is fitted with modern fixtures. The en-suite to the master bedroom offers a private retreat, with a stylish shower and WC. There is also a separate WC on the ground floor for added convenience.

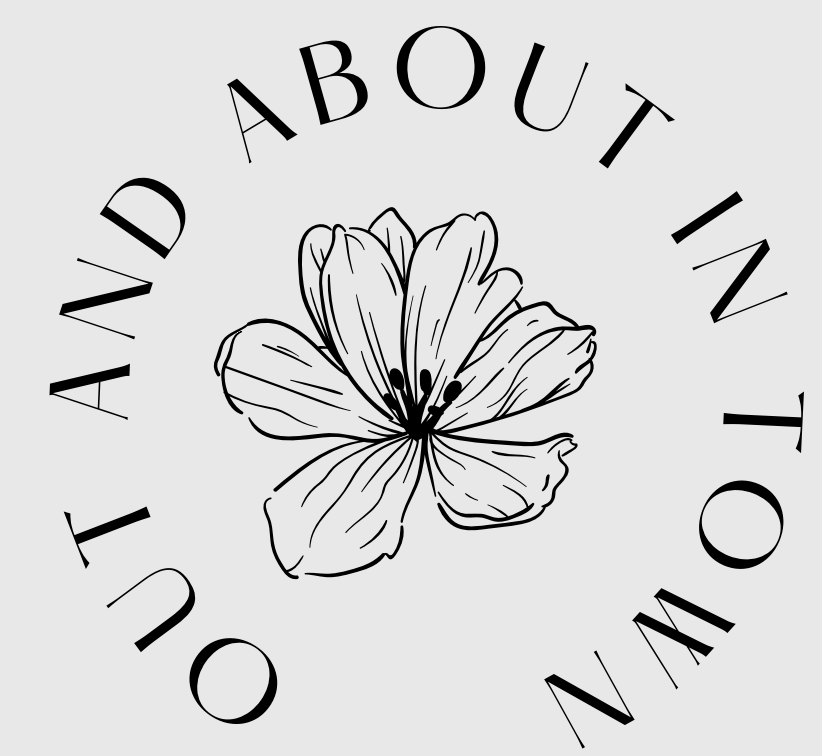


The property is surrounded by a well-maintained garden with a mix of established shrubs, hedges, and lawned areas. The rear garden features a charming wooden bridge crossing over a stream, adding a picturesque touch to the outdoor space. There is also a paved patio area for dining and entertaining, and the garden offers both privacy and tranquillity. The DOUBLE GARAGE provides ample storage, while the driveway offers plenty of parking for residents and guests.





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.

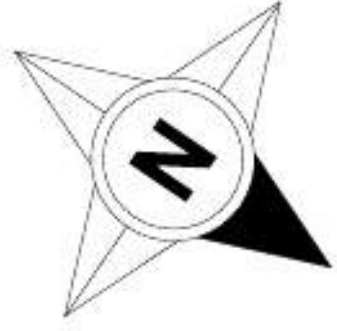
The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

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.



Floorplans



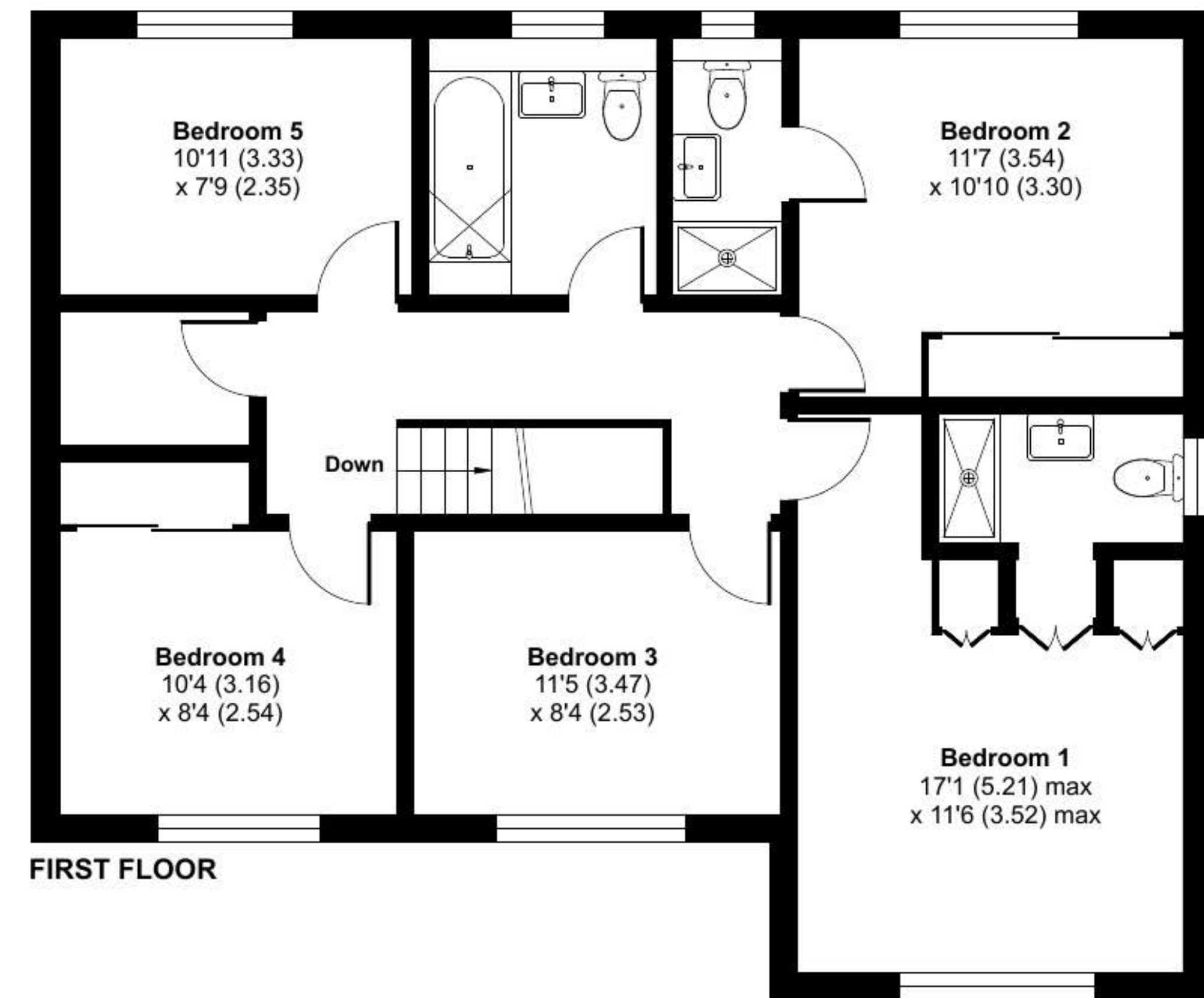
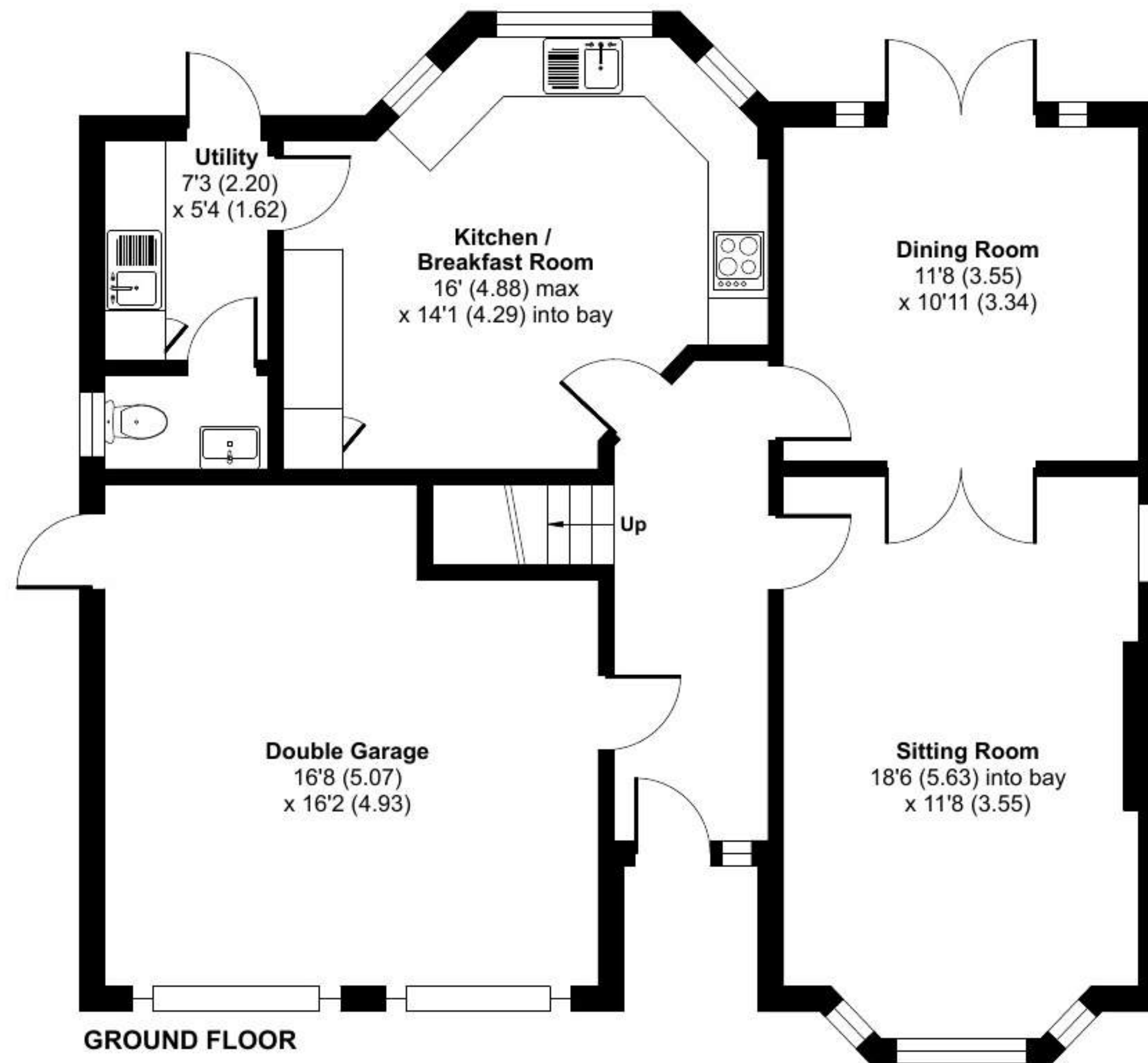
Culver Lane, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1550 sq ft / 143.9 sq m

Garage = 248 sq ft / 23 sq m

Total = 1798 sq ft / 166.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1243425



This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Key Facts for Buyers

TENURE

Freehold with vacant possession.

COUNCIL TAX - Band F

EPC - B

SERVICES

The property has all mains services connected and gas fired central heating. There are also solar panels installed in 2011 which provide an excellent FIT payment. Please contact the agents for more information.

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.



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

