



57 CHESTNUT CRESCENT, CHUDLEIGH

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CHUDLEIGH
DEVON
TQ13 0PT

Newton Abbot 12 miles, Exeter 14.2 miles
(all distances are approximate)

A well presented, three storey, mid terrace town house situated in a sought after area of Chudleigh with easy access to both the town and the local park.

Kitchen /Dining Room | Lounge | Shower Room
Four Bedrooms - Main with En Suite | Family Bathroom
Garage and Driveway | Gardens | Views



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Situated in a sought-after residential area, this well-presented four-bedroom townhouse offers generous living space across three floors. Ideal for families or professionals, the property features:

 Superb Accommodation – Four well-proportioned bedrooms, including a spacious principal suite

 Modern Kitchen/Dining Area – Perfect for entertaining and family living

 Off-Road Parking and Garage – Secure parking and additional storage options.

 Private Garden – A low-maintenance outdoor space to enjoy.

A fantastic opportunity to secure a stylish and spacious home—contact us today to arrange a viewing!

GUIDE PRICE : £305,000



**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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Step inside...



A part stained glass front door leads into the ground floor hallway with useful understairs storage cupboard to one side and door to the garage. The GARAGE has a metal up and over door, wall mounted Ideal gas fired central heating boiler and door to the rear garden.

BEDROOM FOUR is located here with door leading to the rear garden. This is a great room that could be used not only as a bedroom but gym, or office space. There is a SHOWER / CLOAKROOM with frosted window to the front elevation. Low level WC, Pedestal wash hand basin and enclosed shower unit with electric power shower and folding doors.

Carpeted stairs rise to the first floor.

The KITCHEN / DINER is a lovely light space with a fitted kitchen comprising floor and wall mounted cupboards, four ring gas hob and oven, space and plumbing for a dishwasher, sink and double glazed window overlooking the front elevation. There are also recessed spotlights and a coved ceiling. There is a timber breakfast bar which is a lovely finish to the room. The dining area has French doors to a Juliette balcony offering lovely views across the rooftops and to the countryside beyond.

Situated off is a UTILITY ROOM with space and plumbing for a washing machine and tumble drier. There is also a stainless steel sink and floor and wall mounted cupboards with a good area of work surface.

Also on this level is a CLOAKROOM with pedestal wash hand basin and WC.









The LOUNGE is situated to the rear with two large double glazed windows overlooking the Garden. Coved ceiling with ceiling rose, TV aerial point and range of power points.



Carpeted stairs rise to the second floor where there are three good sized bedrooms. BEDROOM ONE sits to the rear and is fitted with built-in wardrobes and door through to the EN-SUITE with enclosed shower, WC and wash hand basin.

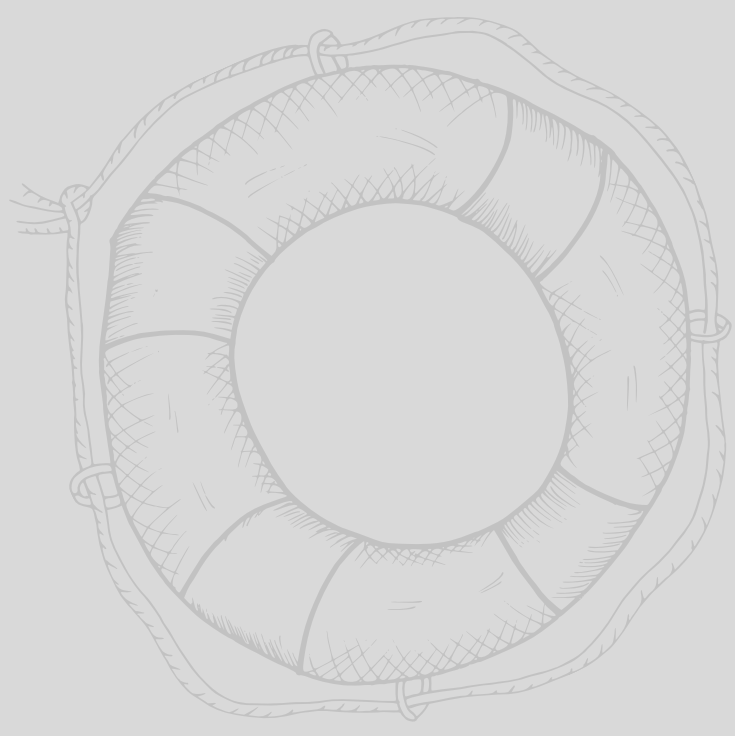




BEDROOM TWO has windows to the front elevation and offers fabulous views.

BEDROOM THREE is also at the front and enjoys views to the countryside beyond. Both are light, bright and airy rooms.





The family bathroom is fitted with a panelled bath with shower mixer taps, WC and pedestal wash hand basin. Airing cupboard housing a Megaflo hot water tank and slatted shelving over.





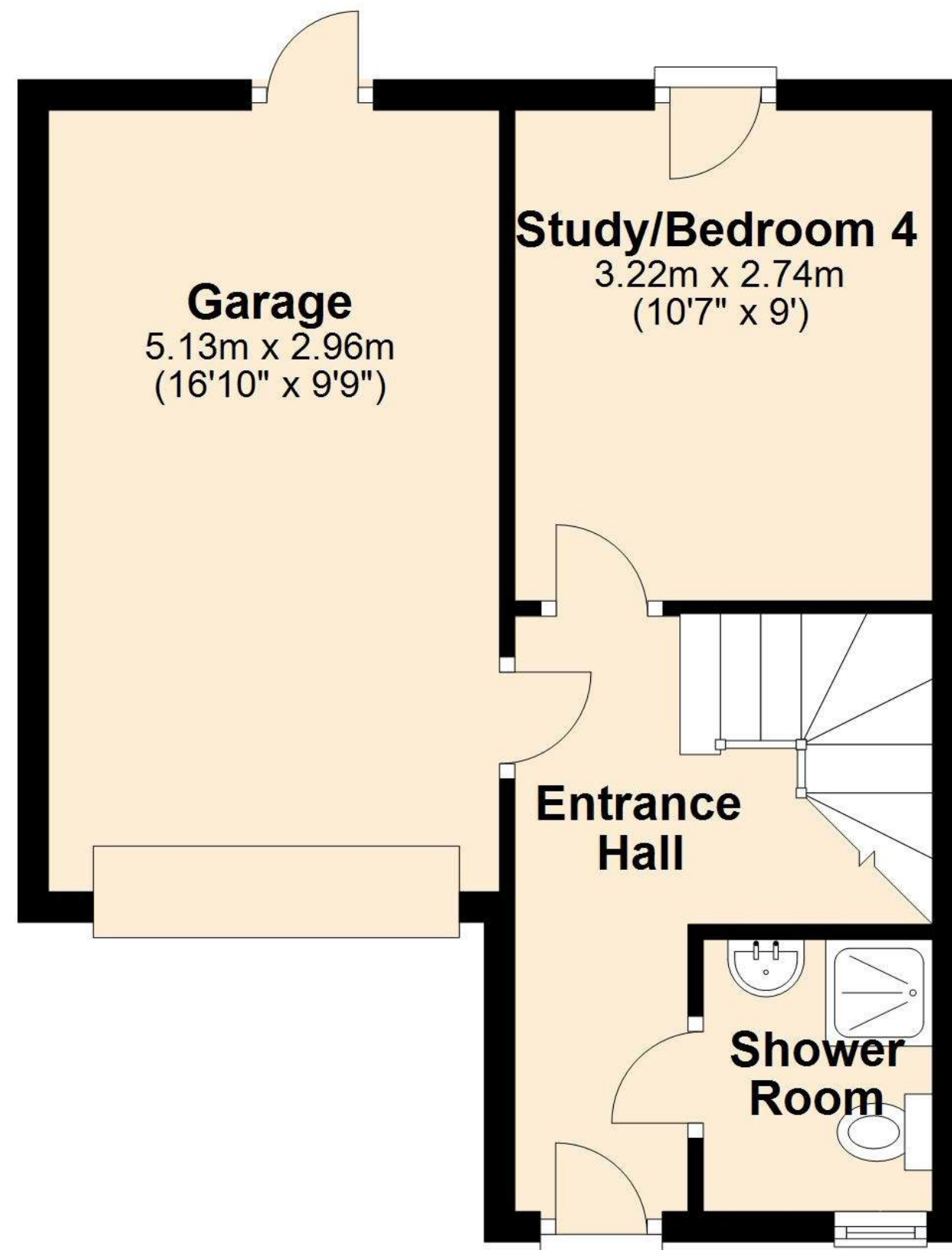


Outside the rear garden is nice and private and is fully enclosed. A patio area lies immediately adjacent to the house edged with gravel, outside water tap, and sleepers lead up to further raised patio seating area. There is a high level area for growing plants, currently planted with some mature shrubs and trees. This is a lovely sunny space, ideal for enjoying the afternoon sun.

Floorplans

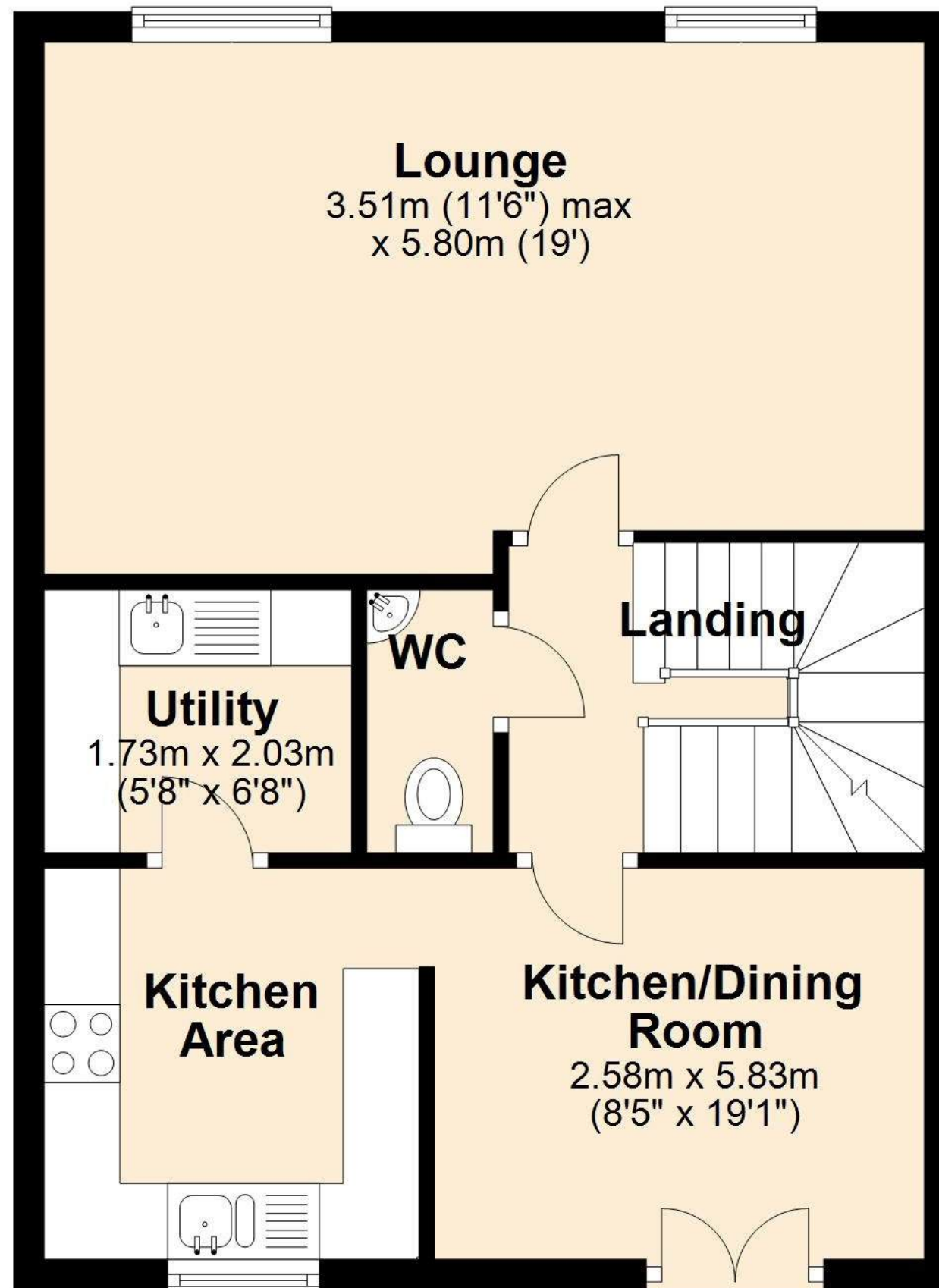
Ground Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



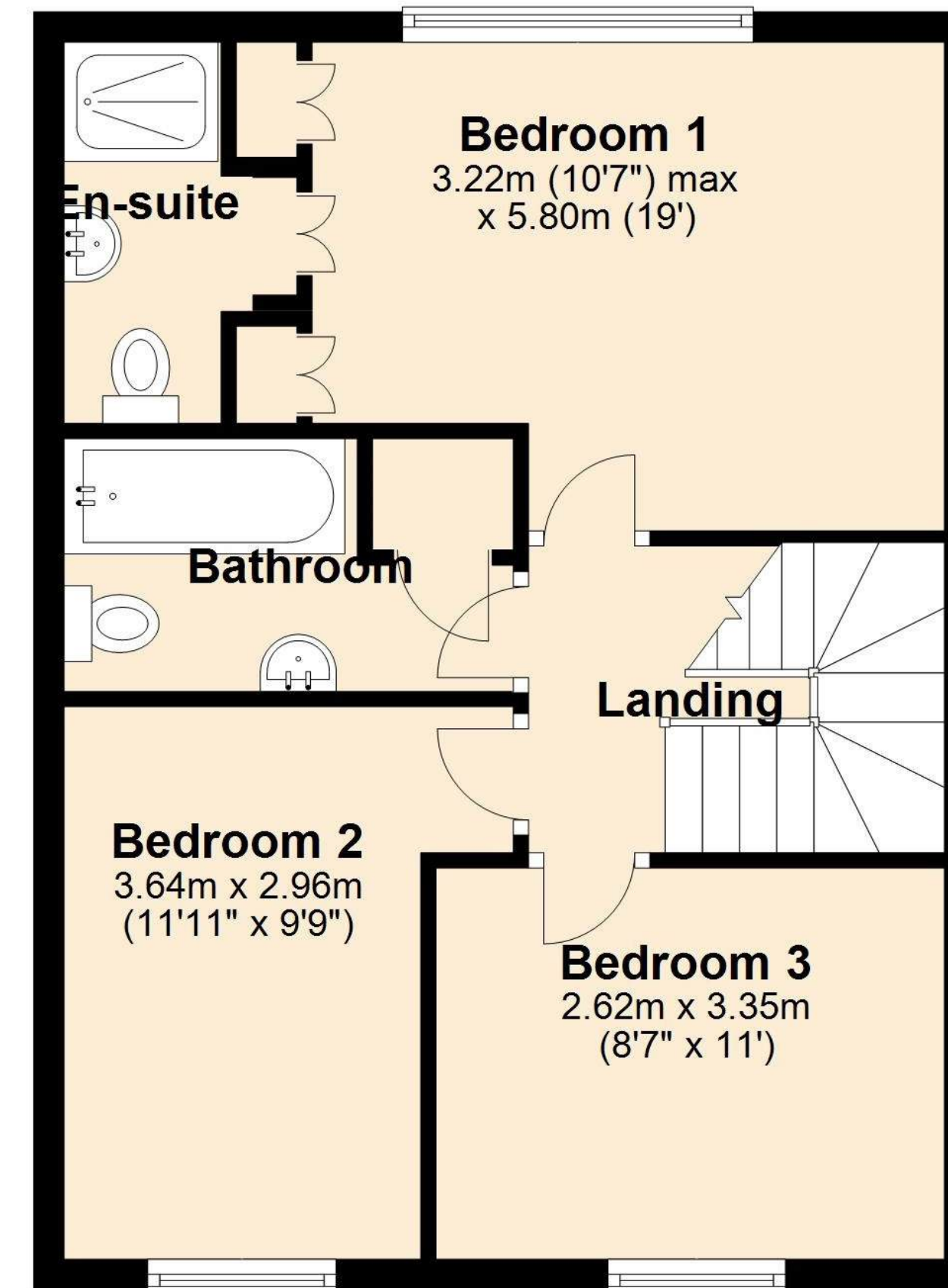
First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Second Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



This plan has been prepared for guidance only.
The property is part of a curved terrace and therefore the front elevation is wider than the rear

Total area: approx. 123.3 sq. metres (1327.0 sq. feet)

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details 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



Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - D

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 the Teign Valley Office - 01626 852666 Email - hello@sawdyeandharris.co.uk

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.



PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

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