



117 PALACE MEADOW, CHUDLEIGH



117 Palace Meadow
Chudleigh
TQ13 0PH

A beautifully presented two-bedroom home set in a quiet Chudleigh cul-de-sac, offering light-filled living, a private garden, and easy access to countryside and commuter links.

Attractive two-bedroom home | Spacious open-plan living/dining area
Modern, well-equipped kitchen | Sunny and private rear garden
Stylish bathroom | Sought-after location



The Teign Valley Office

Tel: 01626 852666

HELLO@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK



Step inside...



Step inside through a welcoming entrance hall with space for coats and shoes, leading into a bright and modern kitchen. Fitted with a range of contemporary units, integrated oven and hob, and generous worktop space, the kitchen enjoys a front-facing window that fills the room with natural light, making it both functional and inviting.







The spacious open-plan living and dining room is the heart of the home, offering a versatile layout ideal for relaxing, dining, or entertaining. A patio door allows a view of the garden and allows natural light to flood the space, creating a bright and airy atmosphere throughout the day.





Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is a generous double with plenty of space for wardrobes and furniture, while the second bedroom is perfect as a guest room, home office, or nursery, both enjoying a pleasant outlook and a calm, neutral décor.



The contemporary bathroom is finished to a high standard, featuring a full-sized bath with overhead shower, modern tiling, a sleek vanity unit, and WC , creating a fresh and calming space to unwind.



Outside



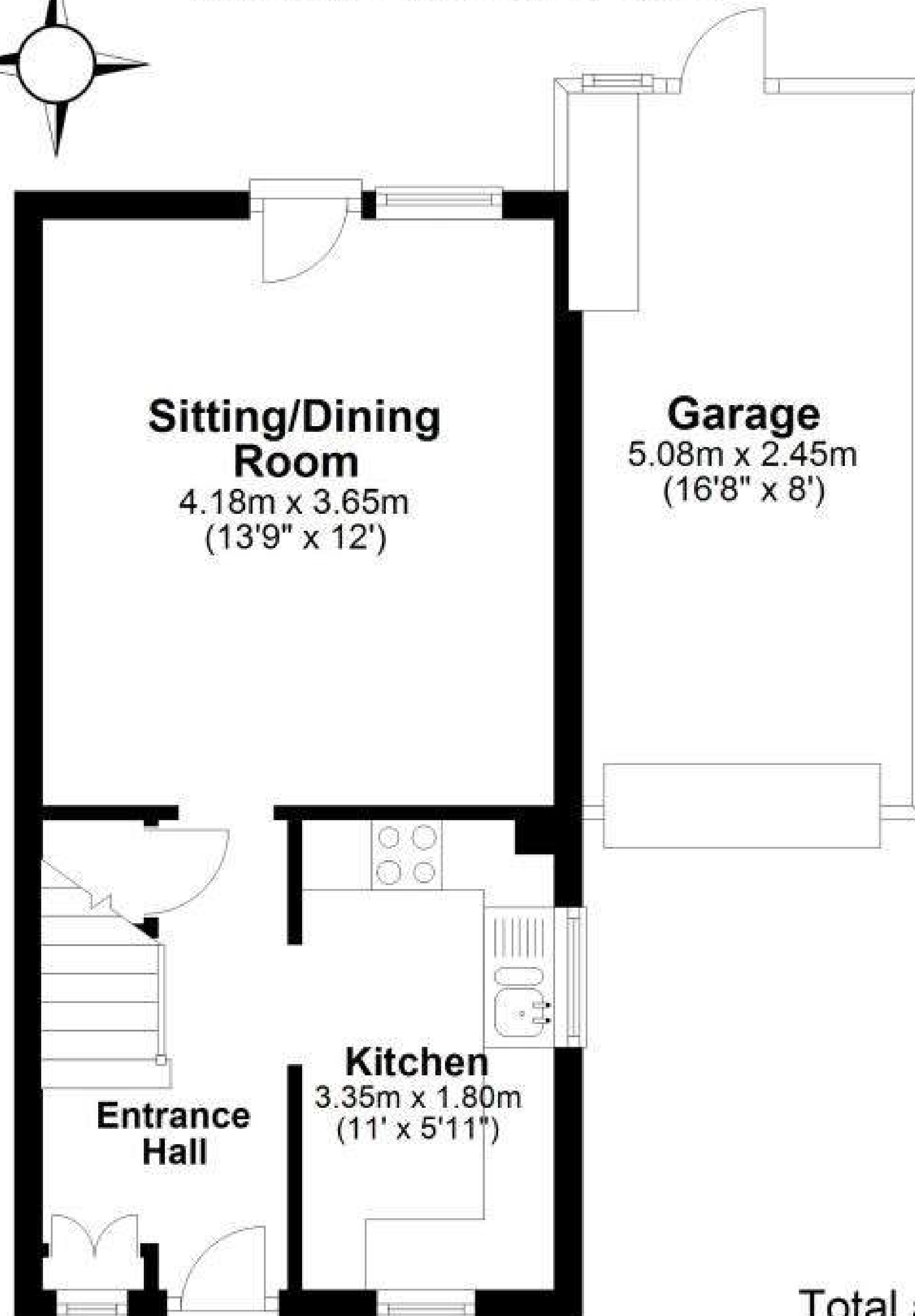
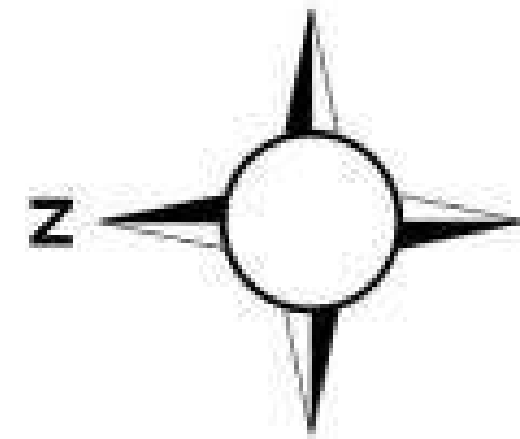
To the rear, a sunny and enclosed garden offers the perfect spot for outdoor dining, relaxing, or planting. Low-maintenance and private, it provides direct access from the living room and a peaceful retreat to enjoy throughout the seasons.



Floorplans

Ground Floor

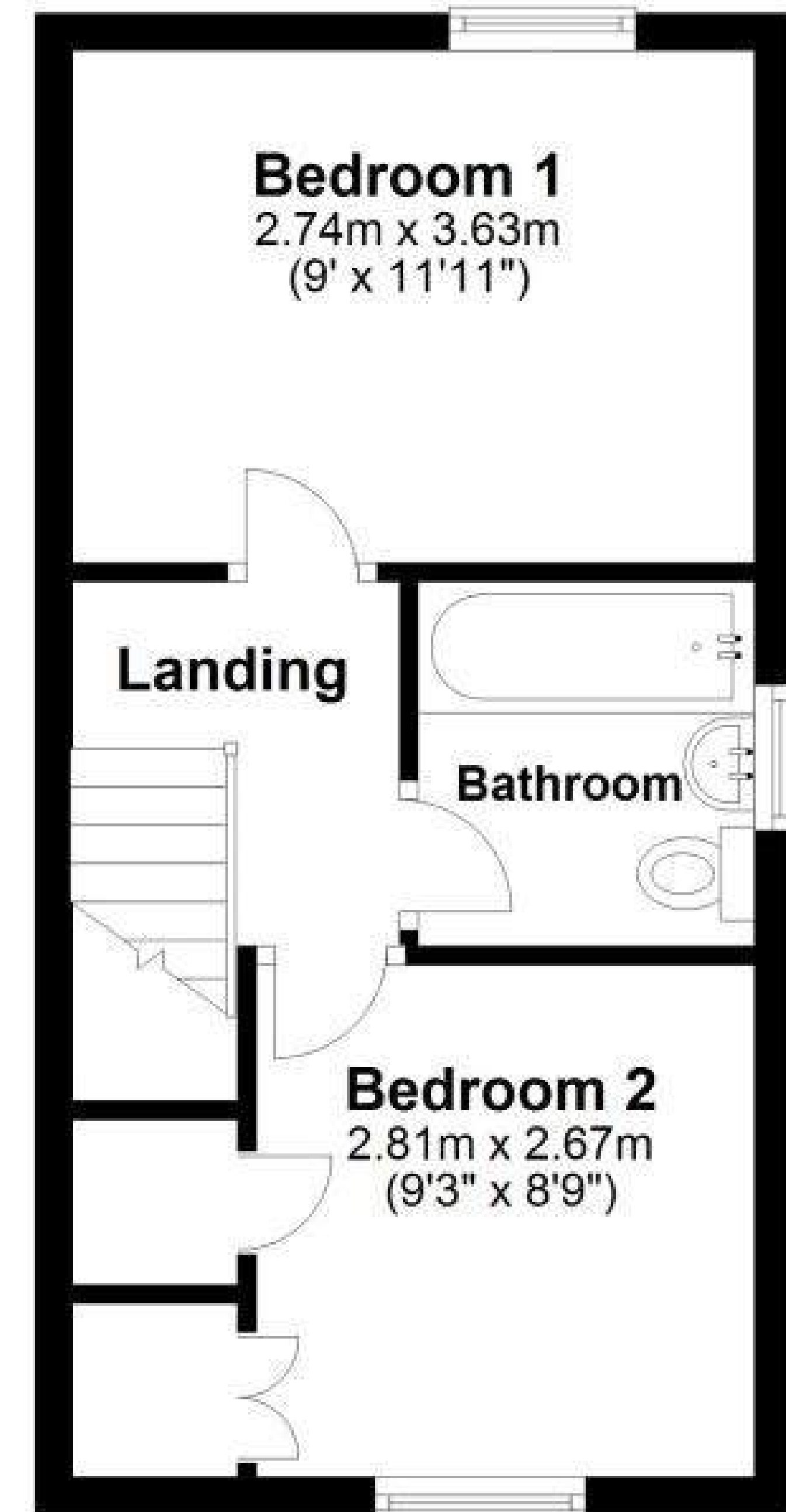
Approx. 27.8 sq. metres (299.7 sq. feet)



117 Palace Meadow, Chudleigh

First Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 55.5 sq. metres (597.5 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 B

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..

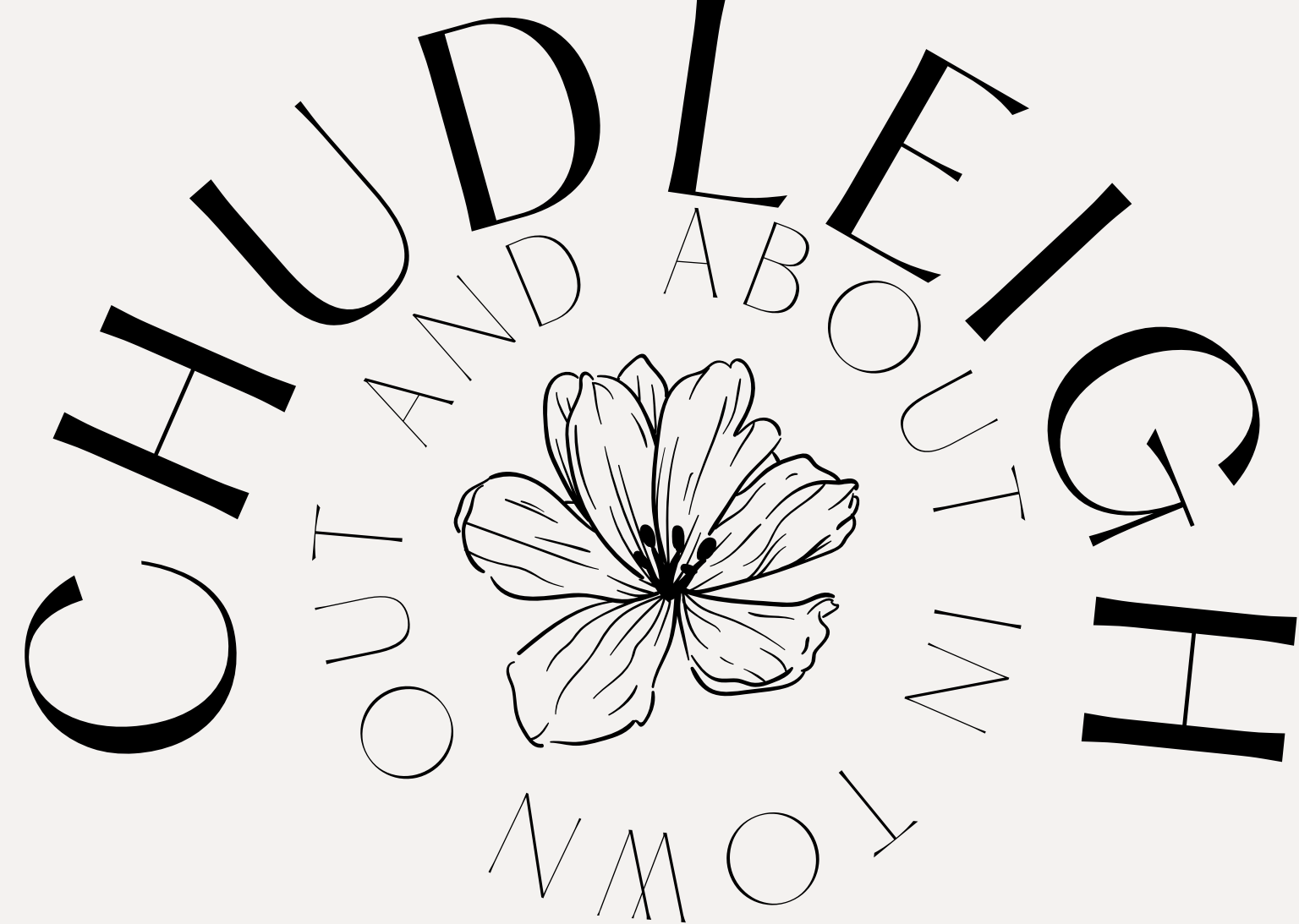
[Property Report - Key Facts for Buyers](#)

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 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.





117 Palace Meadow
Chudleigh
TQ13 0PH



To view or to request more information call 01626 852666
Email: [hello @sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)