



30 LAWN DRIVE, CHUDLEIGH





30 LAWN DRIVE

CHUDLEIGH • DEVON

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Nestled in a sought-after residential area on the edge of Chudleigh, this superb detached property offers generous living space, a modern finish throughout and fabulously private garden perfect for entertaining or relaxing. With spacious interiors, excellent energy efficiency and convenient access to local amenities, 30 Lawn Drive is a versatile and stylish home ideal for families or professionals looking for comfort and quality in a peaceful and sought after setting.



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KEY FEATURES

- Superb detached family home in a peaceful residential setting
- Five superb bedrooms, including a principal suite with en suite shower room
- Stylish open-plan kitchen/dining living ideal for modern needs
- Bright dual-aspect living room with Bifold doors to the garden
- Private landscaped rear garden with patio – perfect for entertaining
- Double Garage and driveway providing off-road parking
- Outdoor Hobby/Workshop or Home Office





The spacious dual-aspect sitting room is flooded with natural light, creating a warm and welcoming atmosphere. With ample space for both relaxation and entertaining, it features bifold doors which open directly onto an outdoor covered sitting/dining area, seamlessly blending indoor and outdoor living. Stylish finishes and neutral décor complete this versatile and elegant living space.





The ground floor also benefits from a dedicated study — an ideal space for home working, reading or quiet retreat. A welcoming entrance hall sets the tone with its light and airy feel, leading to a convenient downstairs cloakroom and useful under-stairs storage. The layout flows effortlessly throughout, offering a practical yet stylish arrangement perfectly suited to modern family life.







The contemporary kitchen is beautifully designed with sleek cabinetry, ample worktop space and integrated appliances, offering both functionality and style. The space opens and flows into the adjoining dining room which offers a bright, and light space perfect for casual dining, a morning coffee or simply enjoying views of the garden. The Dining Room adjoins the kitchen, with windows on three sides and direct access to the rear deck and garden, creating a seamless connection between indoor comfort and outdoor living.



The first floor offers five generously sized bedrooms, all thoughtfully presented with neutral tones and good natural light throughout. The principal bedroom is positioned to the rear and benefits from a modern en suite bathroom, creating a comfortable and private space to unwind.



The remaining bedrooms offer excellent flexibility — whether used for children, guests, a second home office or hobby space as well as enjoying some great views across the countryside.





The property benefits from a stylish family bathroom and a modern en suite to the principal bedroom, both finished to a high standard. The main bathroom is well-appointed, with a full-size bath and tasteful design, ideal for family use or guest convenience. A downstairs WC adds further practicality to this spacious home.



Outside

To the rear, a private landscaped garden provides a tranquil outdoor haven, complete with a paved covered patio perfect for alfresco dining and summer entertaining.

The garden then wraps around the house and opens to a lawned area, which is enclosed and ideal for children or pets, with mature borders adding colour and privacy. The property sits alongside the Kate Brook as well as having “island access”.

At the front, a generous driveway leads to an double garage, offering ample parking and additional storage space.





Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - F

EPC - B

SERVICES

The property has all mains services connected. There is gas fired central heating.

BROADBAND

Super Fast 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](#)

Please note

There are solar panels owned outright, ask the agent for further details.

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

KEY FACTS FOR BUYERS - CLICK HERE

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.

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. Any areas, measurements or distances are approximate

Lawn Drive, Chudleigh, Newton Abbot, TQ13

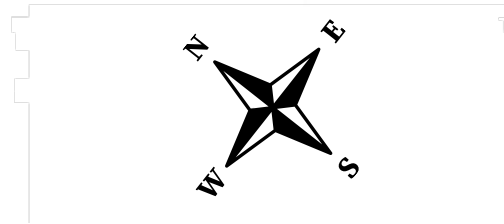
Approximate Area = 1771 sq ft / 164.5 sq m

Garage = 279 sq ft / 25.9 sq m

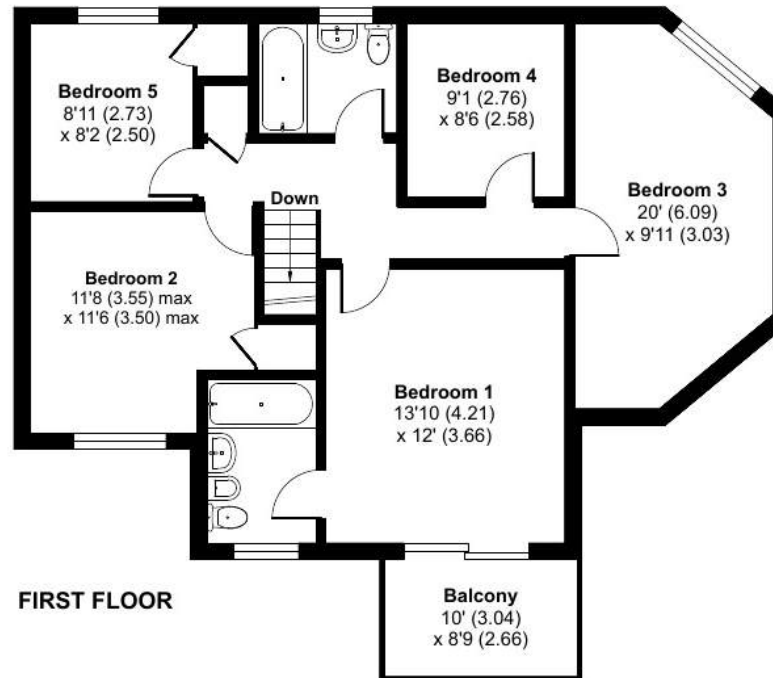
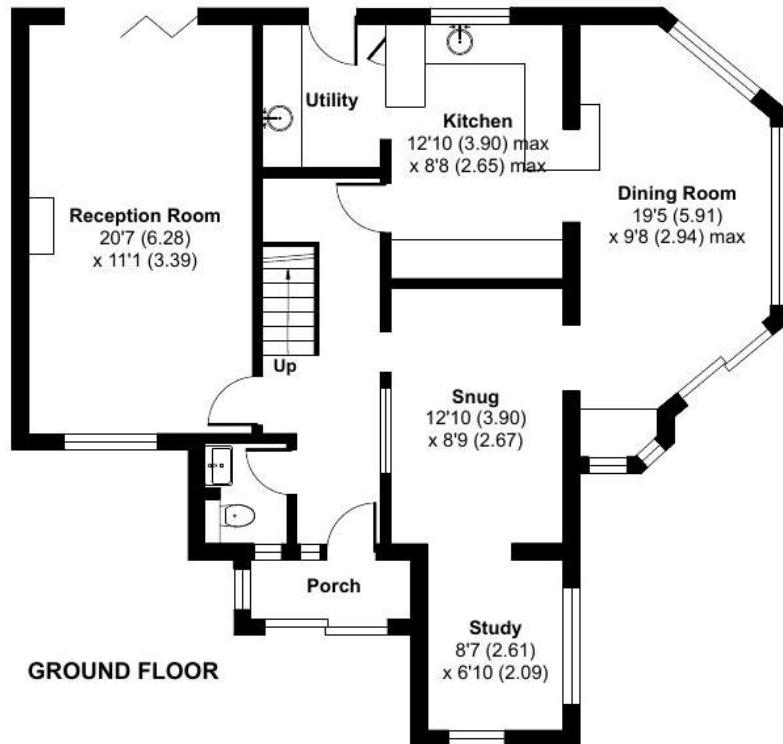
Outbuildings = 270 sq ft / 25 sq m

Total = 2320 sq ft / 215.4 sq m

For identification only - Not to scale



6' (1.82)
x 5'3 (1.60)



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.







SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

