



# SADDLEBACK COTTAGE, CHUDLEIGH




# KEY FEATURES

A well-maintained, much loved family home for over 20 years, Saddleback Cottage, 8 Parkway Road offers an exciting opportunity to own a charming character home tucked away in a sought after location in the heart of Chudleigh. With easy access to both Exeter and Dartmoor, this property is ideally placed for commuters and outdoor lovers alike, it's a fantastic chance to enjoy the best of Devon living.

 Charming home in a peaceful residential spot

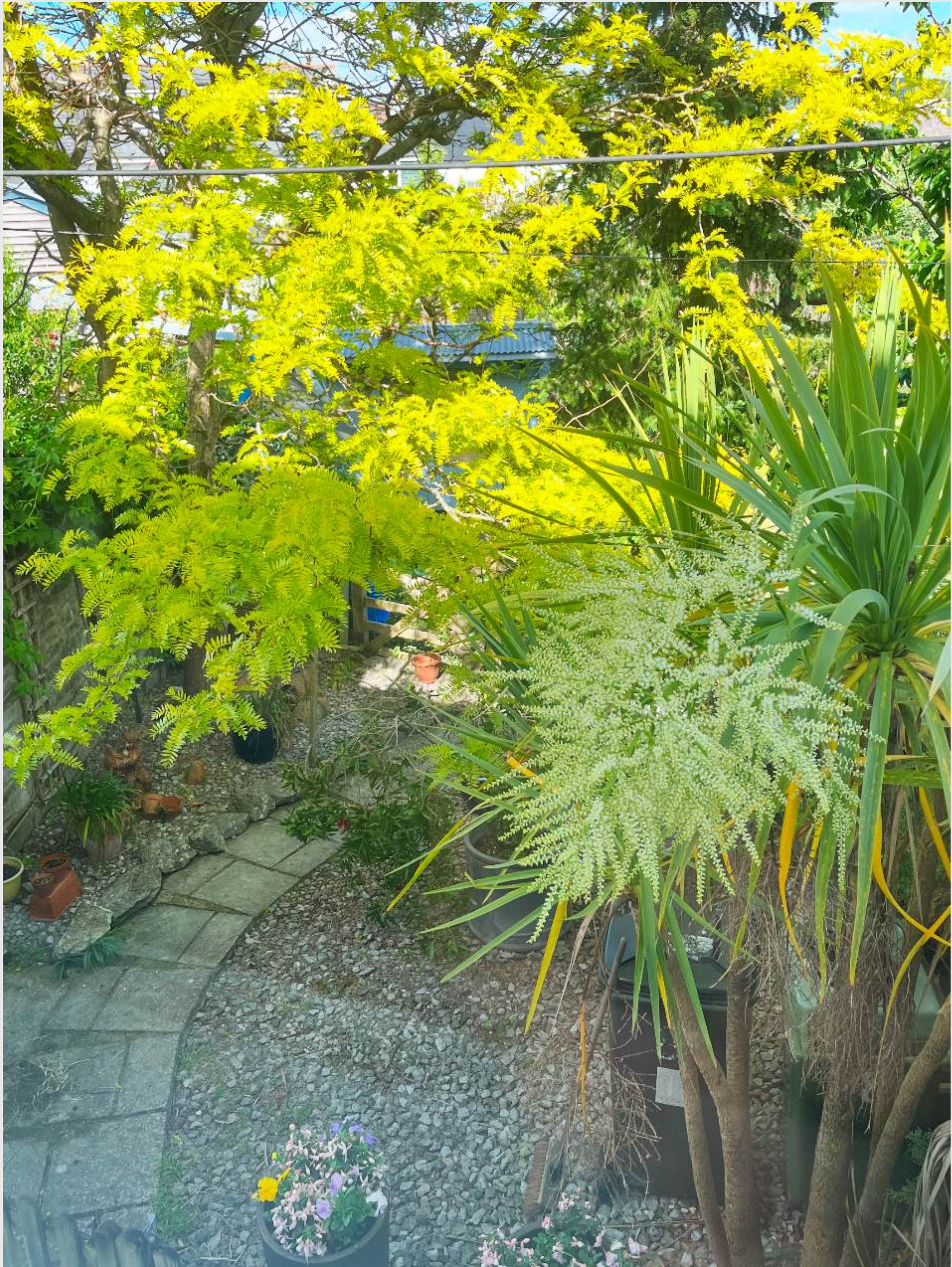
 Superb connectivity

 Generous outside space including a private garden and detached garden office

 Dartmoor & Devon coast on your doorstep









# Welcome



Step into a light-filled lounge that blends comfort and character, with attractive wood flooring underfoot and a central functional fireplace offering a cosy log fire for those winter evenings. A generous front facing window frames the view over the neatly kept front garden, allowing natural light to pour in and enhancing the room's bright welcoming feel.









The kitchen is both a practical and full of homely cottage charm, offering ample storage and larder with work space for everyday cooking. It leads directly into a bright conservatory, which adds valuable extra space.









Upstairs, you will find two well proportioned bedrooms, each offering a comfortable retreat at the end of the day. The main bedroom is a generous size and enjoys a pleasant outlook over the mature front garden, it is a light -filled room and enjoys the early morning sunrise. There is space for wardrobes and additional furnishings.



This second bedroom enjoys views over the rear decked garden area and receives long summer sunlight and spectacular evening sunsets.







The bathroom is conveniently located on the ground floor, featuring a clean, functional layout with a bath, overhead shower, WC and wash basin. Well presented and practical. Benefiting from natural light from a large obscure glass double glazed window.



# Outside

The property enjoys a generous front garden - a private and well kept area perfect for relaxing, entertaining or gardening, it receives full sun all day. It also benefits from a detached, mains powered, garden office/studio, ideal for home working, creative projects or as a garden room or additional storage.

There is a further timber shed of 14' and a metal storage shed. To the rear of the property is an enclosed decked patio garden offering a quiet spot and dedicated sun-trap - ideal for relaxing with a chilled drink, enjoying al fresco dining and a perfect child's play area.







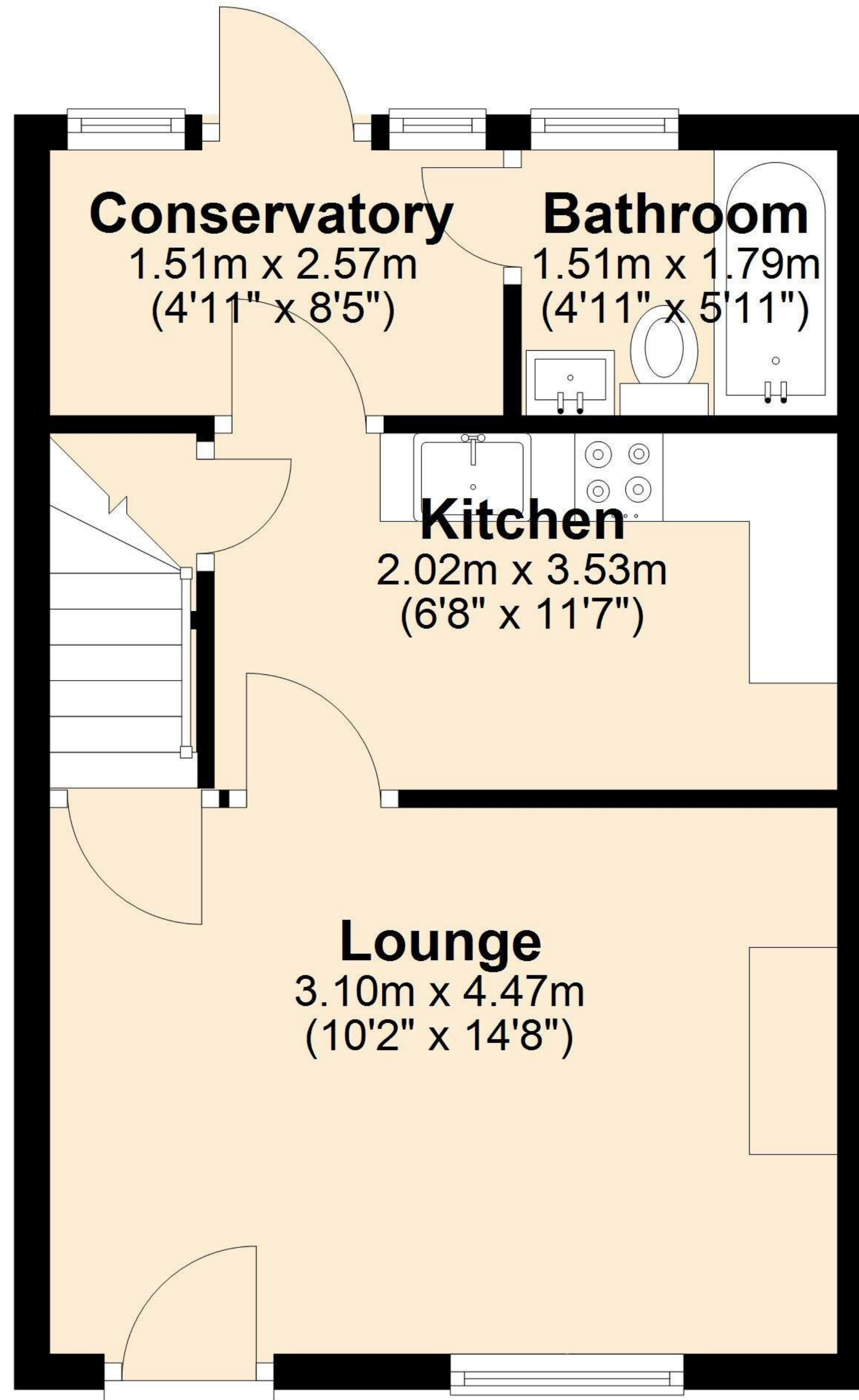






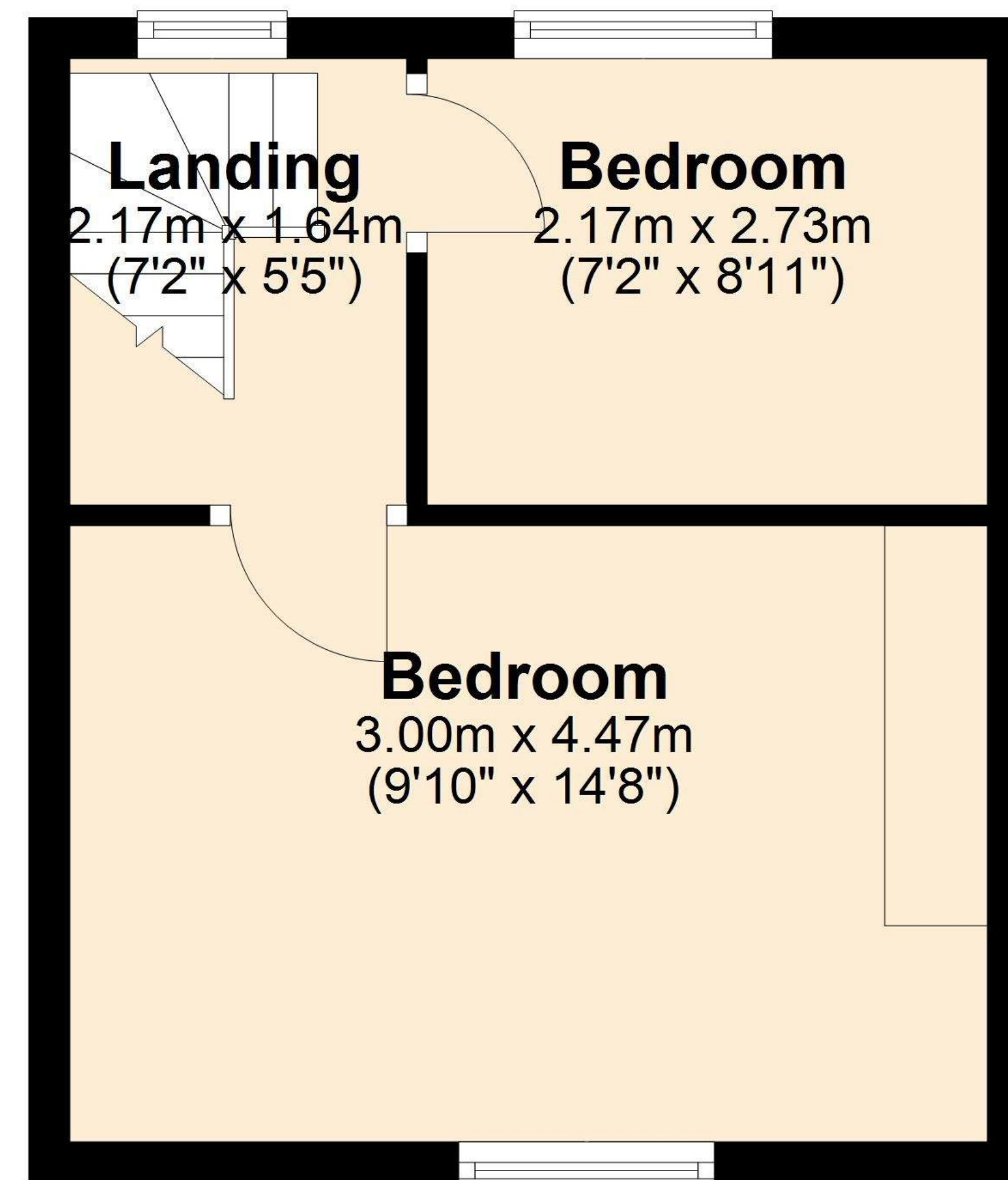
## Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.5 sq. feet)



Total area: approx. 54.1 sq. metres (581.8 sq. feet)



# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band A

## EPC - C

## SERVICES

The property has all mains services connected.

## 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

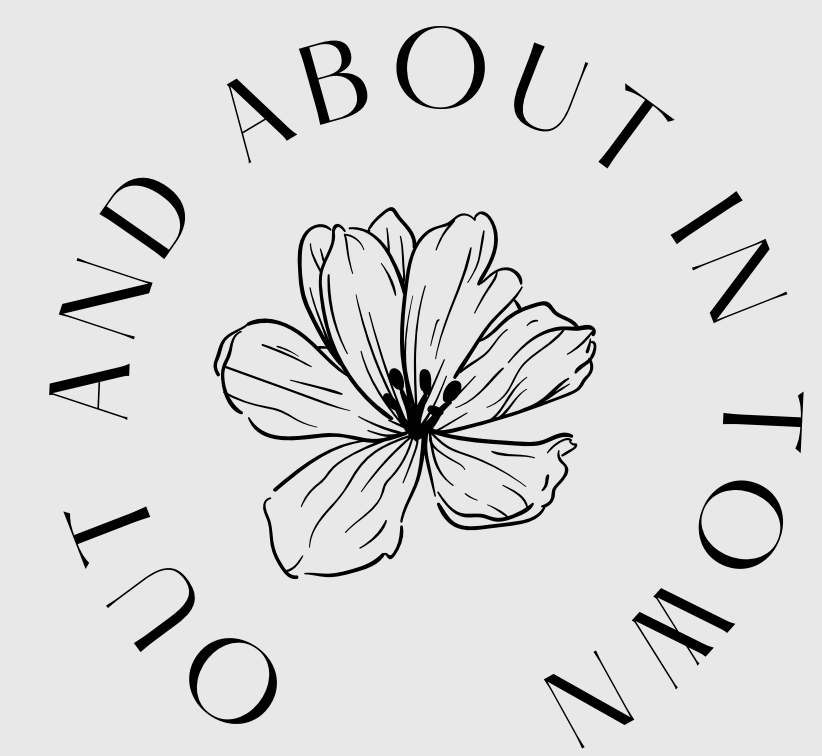
Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

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.

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



# 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.

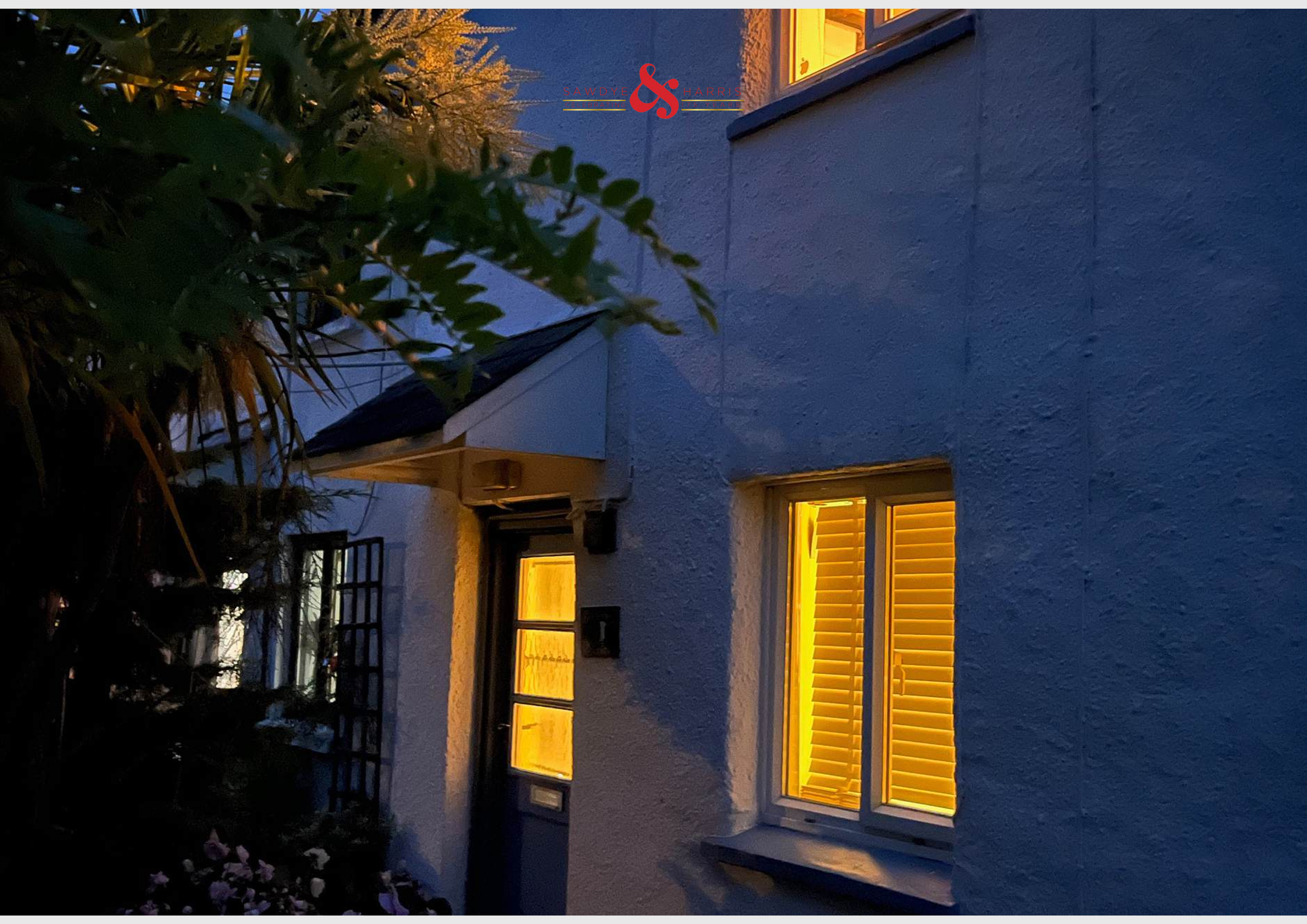
The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

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.









SADDLEBACK COTTAGE

8 PARKWAY

CHUDLEIGH

TQ13 0LF



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

