



45 NEW EXETER STREET, CHUDLEIGH





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CHUDLEIGH • DEVON

x

Step inside this spacious and well proportioned five-bedroom home, well designed for family living across three generous floors. Located in the heart of the sought-after town of Chudleigh, this charming mid-terrace property effortlessly blends period character with everyday comfort. With the added bonus of a walled garden and private parking, it's a rare find that offers both style and practicality – come and see for yourself.



**SAWDYE & HARRIS**  
**THE TEIGN VALLEY OFFICE**

01626 852666

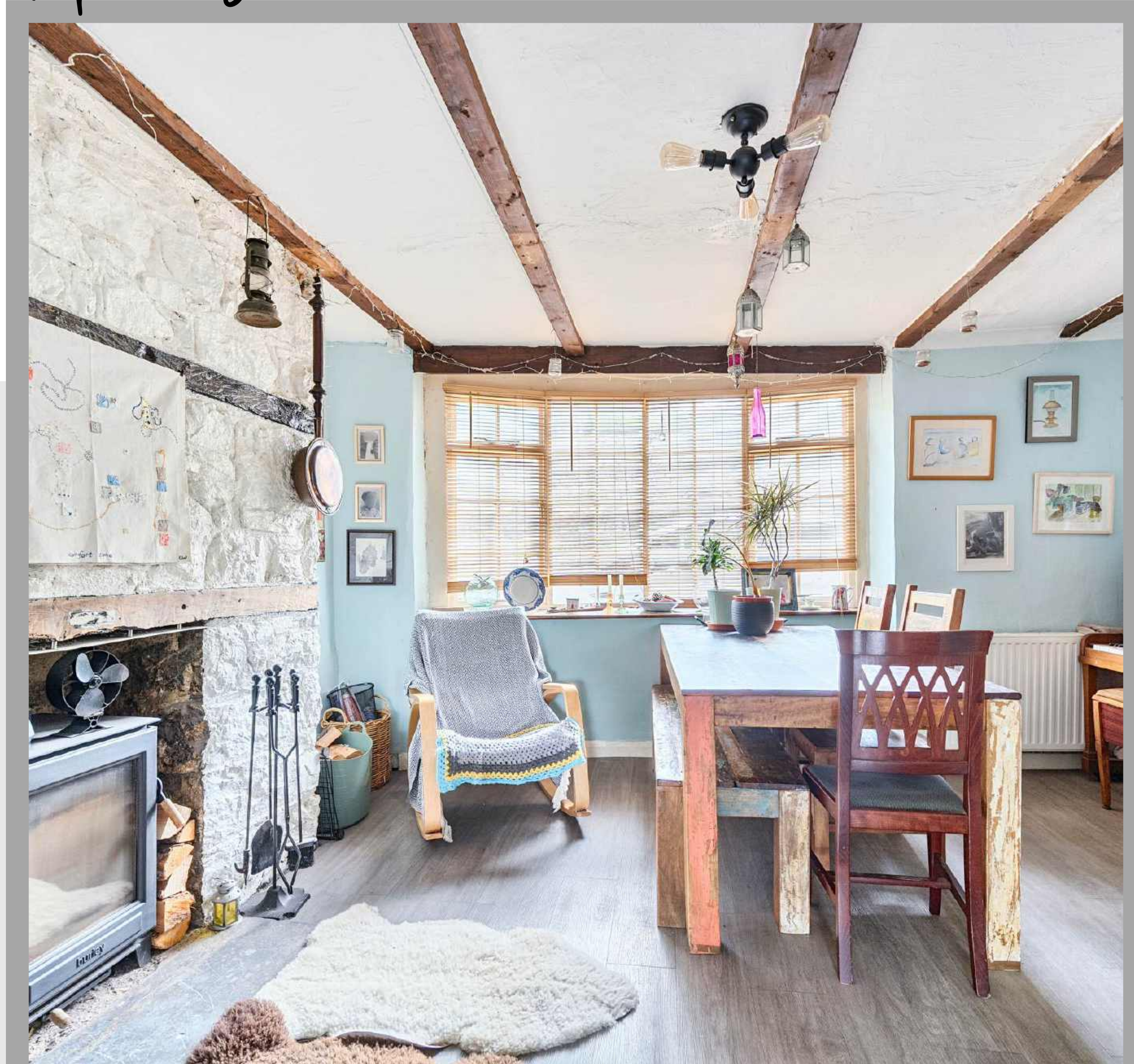
[HELLO@SAWDYEANDHARRIS.CO.UK](mailto:HELLO@SAWDYEANDHARRIS.CO.UK)







Step inside...



From the moment you step inside, the feeling of space and charm are clear. The ground floor offers a sociable open-plan kitchen and dining room—perfect for busy breakfasts and family dinners—with character features such as exposed ceiling beams and a stone fireplace with log burner. Doors lead directly onto the garden, creating a lovely flow between indoor and outdoor living.













The first floor hosts a large, bright sitting room with two windows and a decorative fireplace—the ideal family hub—alongside a generous double bedroom and the main family bathroom.













On the second floor, you'll find four further bedrooms, each offering great flexibility for sleeping space, guest rooms, home offices or playrooms.









The family bathroom with a shower-over-bath setup and a linen cupboard housing the combination boiler completes the second floor.









Outside, the private rear garden offers a large raised deck—ideal for summer dining and entertaining—plus gravelled terrace, low-maintenance planting, and a stone-built workshop/summerhouse with power. There is also highly sought after private parking to the rear, accessed via a secure gate and access lane.



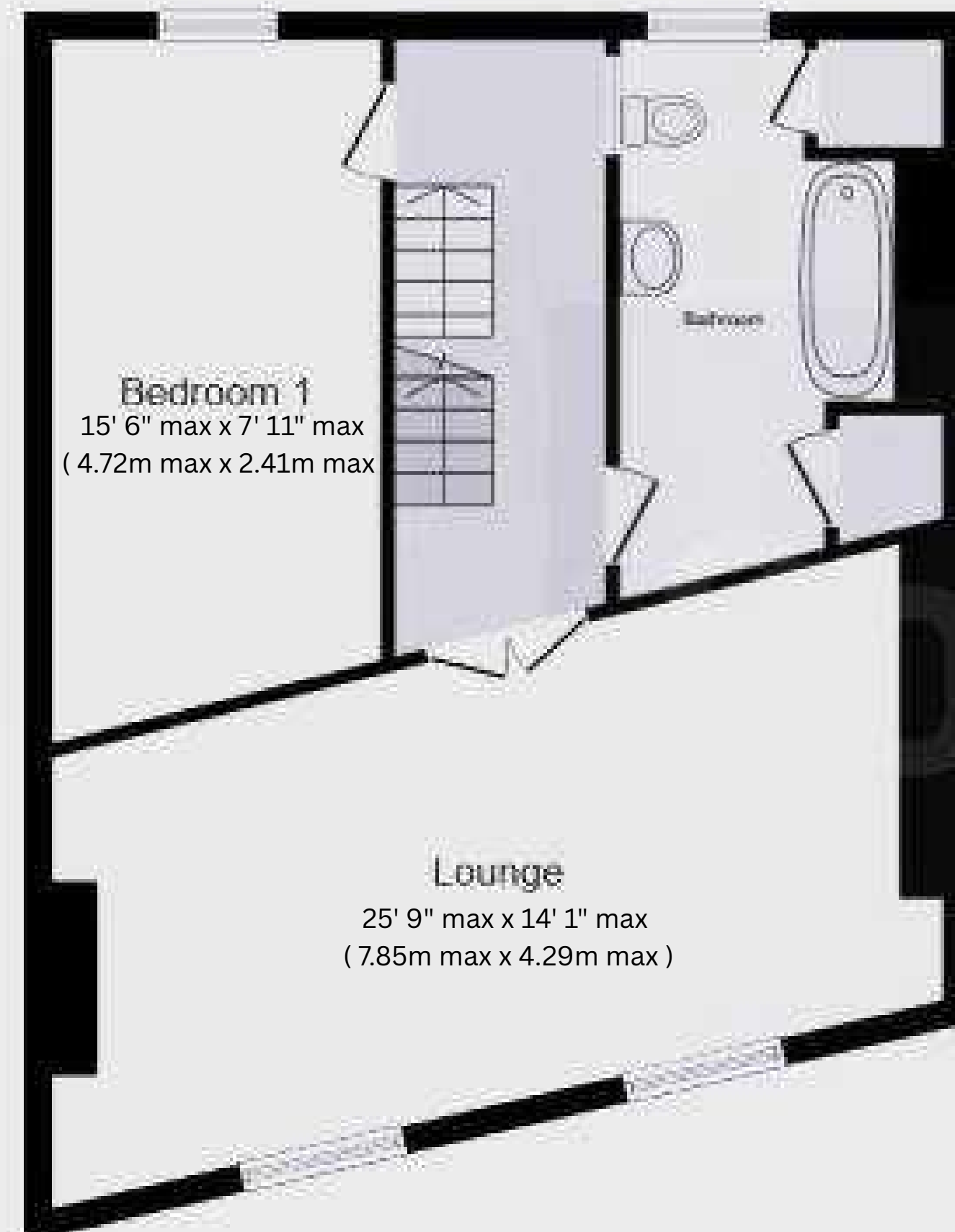




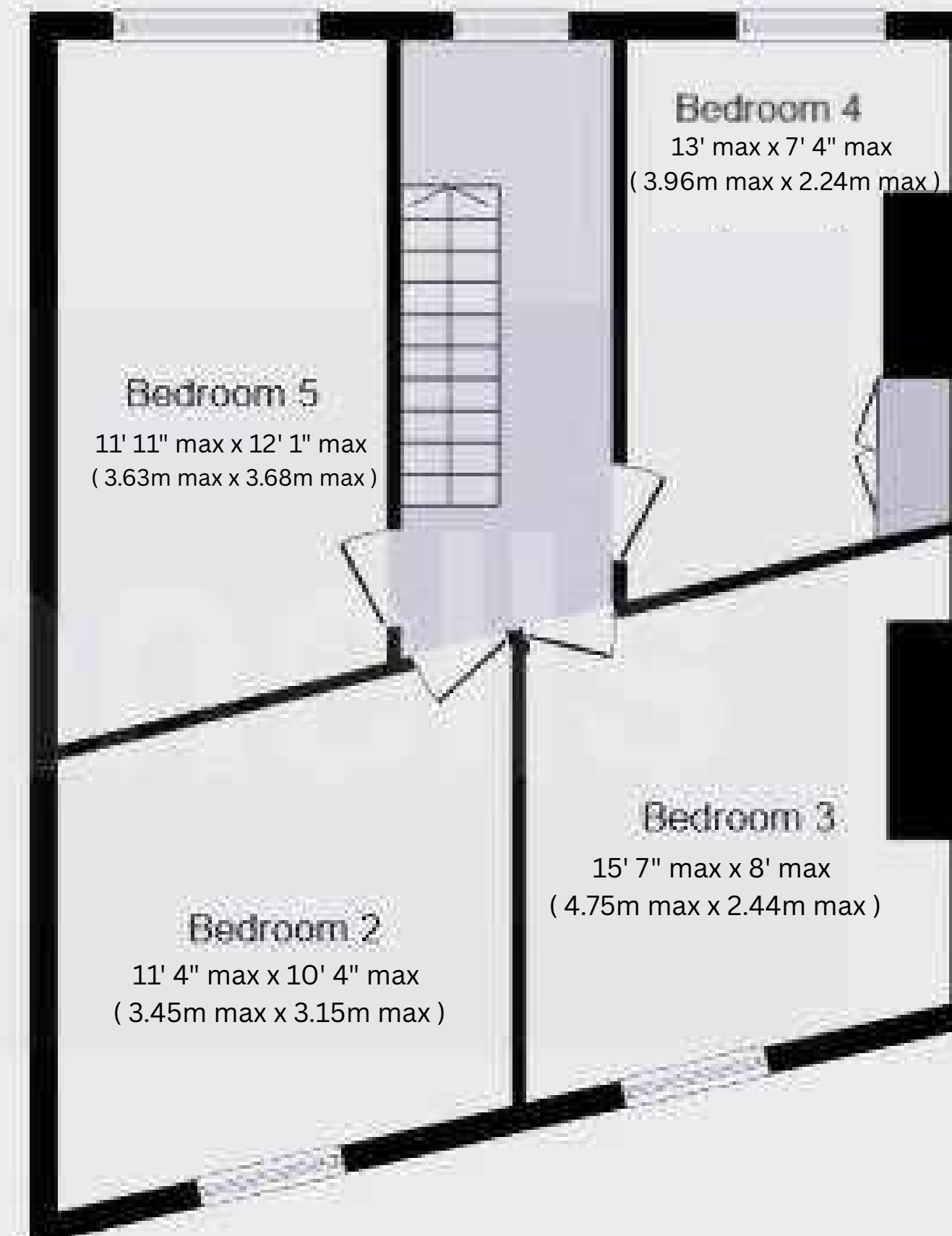
# Floorplans



**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**



# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band D

## EPC - D

## 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](#)

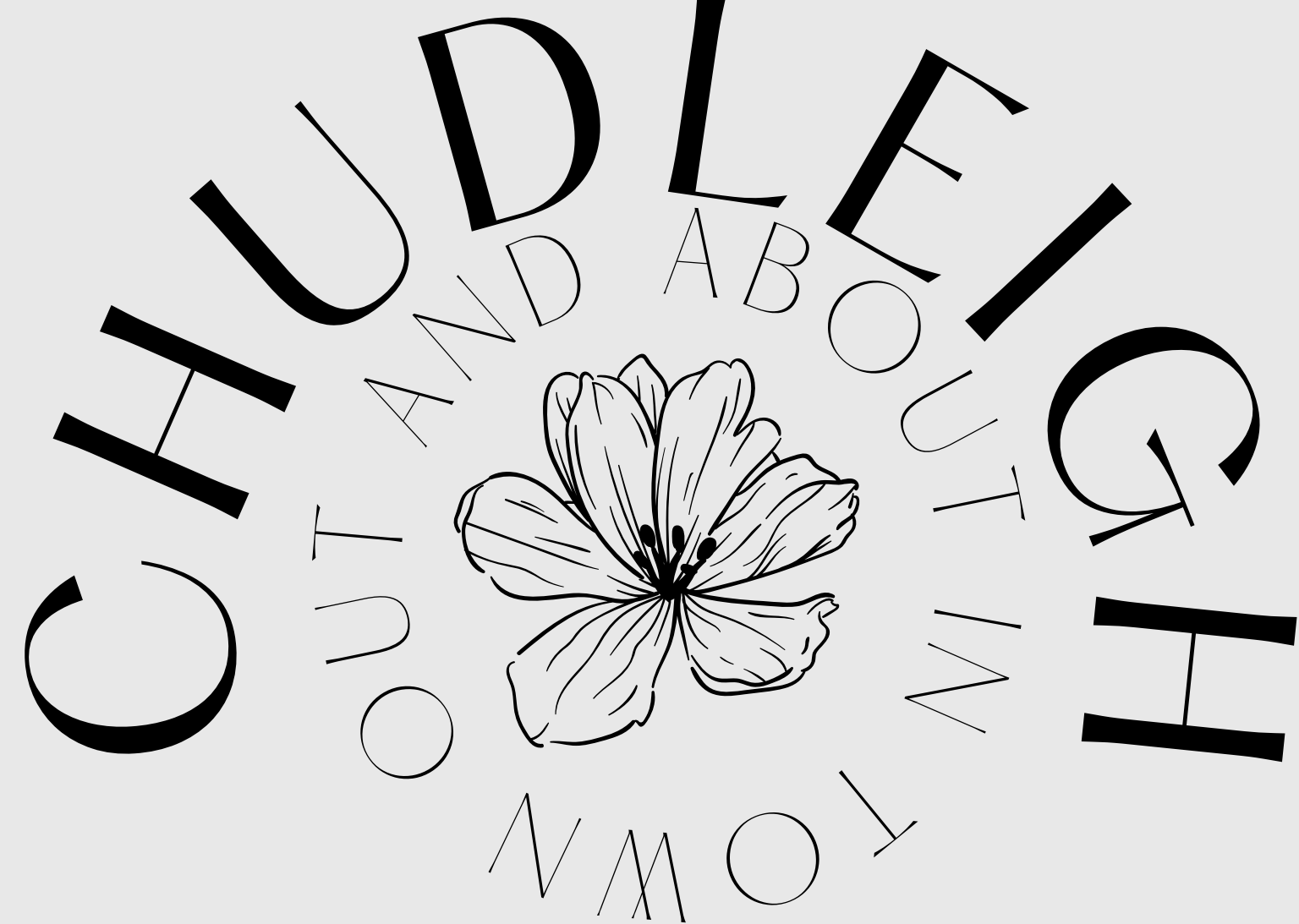
You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or 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.









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To view or to request more information call 01626 852666  
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