



37 COBURG CRESCENT, CHUDLEIGH





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CHUDLEIGH  
TQ13 0PB



Tucked away, on the edge of Chudleigh, this beautifully maintained two-bedroom home offers the perfect balance of space, style, and connection to nature. Built in 2015 with thoughtful features throughout, the home has been lovingly cared for and enhanced by its current owner.

The welcoming layout includes a bright and spacious living area, a modern kitchen with integrated appliances, and two well-proportioned bedrooms. Outside, the gardens have been cleverly planted for seasonal interest and sustainability — from a wildlife hedge and sunny front bed to a productive rear garden with herbs, fruit, and even a bay tree offering privacy.

Only a ten-minute stroll to the town centre, this home combines the ease of modern living with a peaceful, community-oriented lifestyle. With driveway parking, garage and a great feel to its, this is a property that instantly feels like home.



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

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# KEY FEATURES



- An end terrace, two bedroom home, beautifully presented and all ready to move in to
- Private garden to the rear having been upgraded and now offering a great place to sit and relax
- Parking and Garage to the rear
- Walking distance to Chudleigh's shops, schools and amenities
- Excellent access to A38, Exeter, Plymouth & M5
- Close to Dartmoor and South Devon's stunning coastline







# Welcome

Head in to this lovely home, into the entrance hall which creates a positive first impression with its light, open feel.

Lead in to the bright and inviting space with a generous open-plan layout, the living room offers the perfect spot for both relaxing and entertaining.

The current owner has thoughtfully repositioned the radiator to maximise wall space, allowing for flexible furniture arrangements. Large windows draw in natural light, creating a warm and welcoming feel throughout the day, with an outlook to the side and front grassy area.











The kitchen is well-designed with a range of modern wall and base units, offering ample storage and practical work surfaces. Integrated appliances include a fridge/freezer, oven, hob, extractor fan and a recently replaced dishwasher. There is space for a dining table, making it a sociable and functional hub of the home. The layout flows seamlessly from the living space, ideal for everyday living and hosting guests and a back door leads you out to the private rear gardens.









There are two good sized double bedrooms to the first floor. Bedroom one has a aspect overlooking the front with views of the open green space, Devon hedge and oak trees, whilst the second bedroom has a dual aspect with windows to the side and rear, offering excellent versatility — currently used as a guest room and home office. Both rooms enjoy plenty of natural light and a quiet, private feel, making them adaptable for a variety of needs and lifestyles.





Stylishly finished and well-maintained, the bathroom features a modern white suite with a shower over the bath, WC and hand basin. A wall mounted illuminated mirrored cabinet provides both functionality and a touch of luxury, while a conveniently positioned external switch controls the lighting — a thoughtful upgrade that enhances daily ease and comfort.







# Outside

The rear garden has been lovingly landscaped with fruit, herbs and vegetables, creating a green haven that's both beautiful and useful.

The garden enjoys sun at the top and dappled shade at the bottom – perfect for a mix of planting and relaxing. A large bay tree has been trained to screen neighbouring features and a shed and water butt are included.

The front and side gardens are equally well maintained, with beds planted with native bulbs and shrubs and a wildlife hedge planted in November 2024.







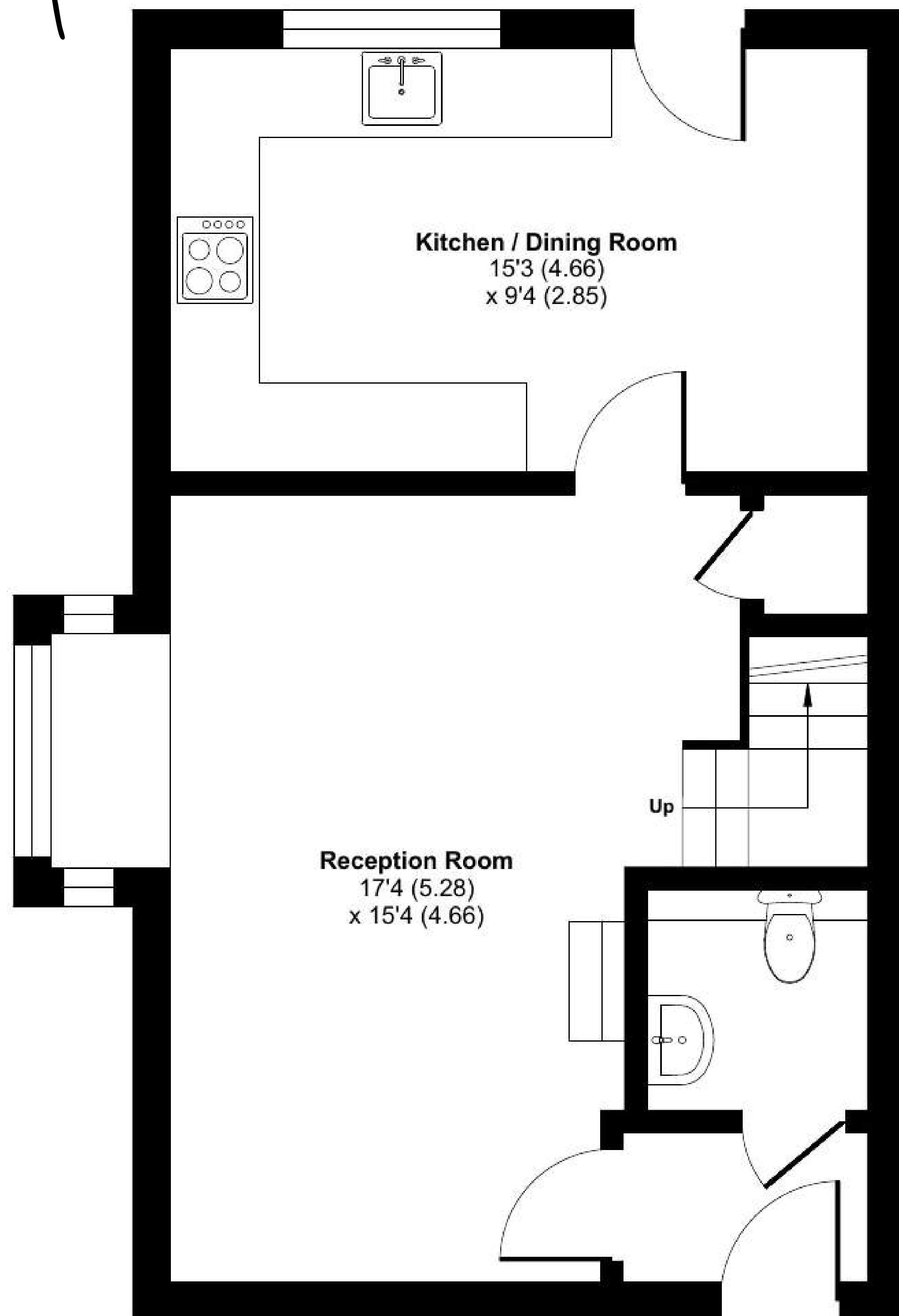


Approximate Area = 848 sq ft / 78.7 sq m

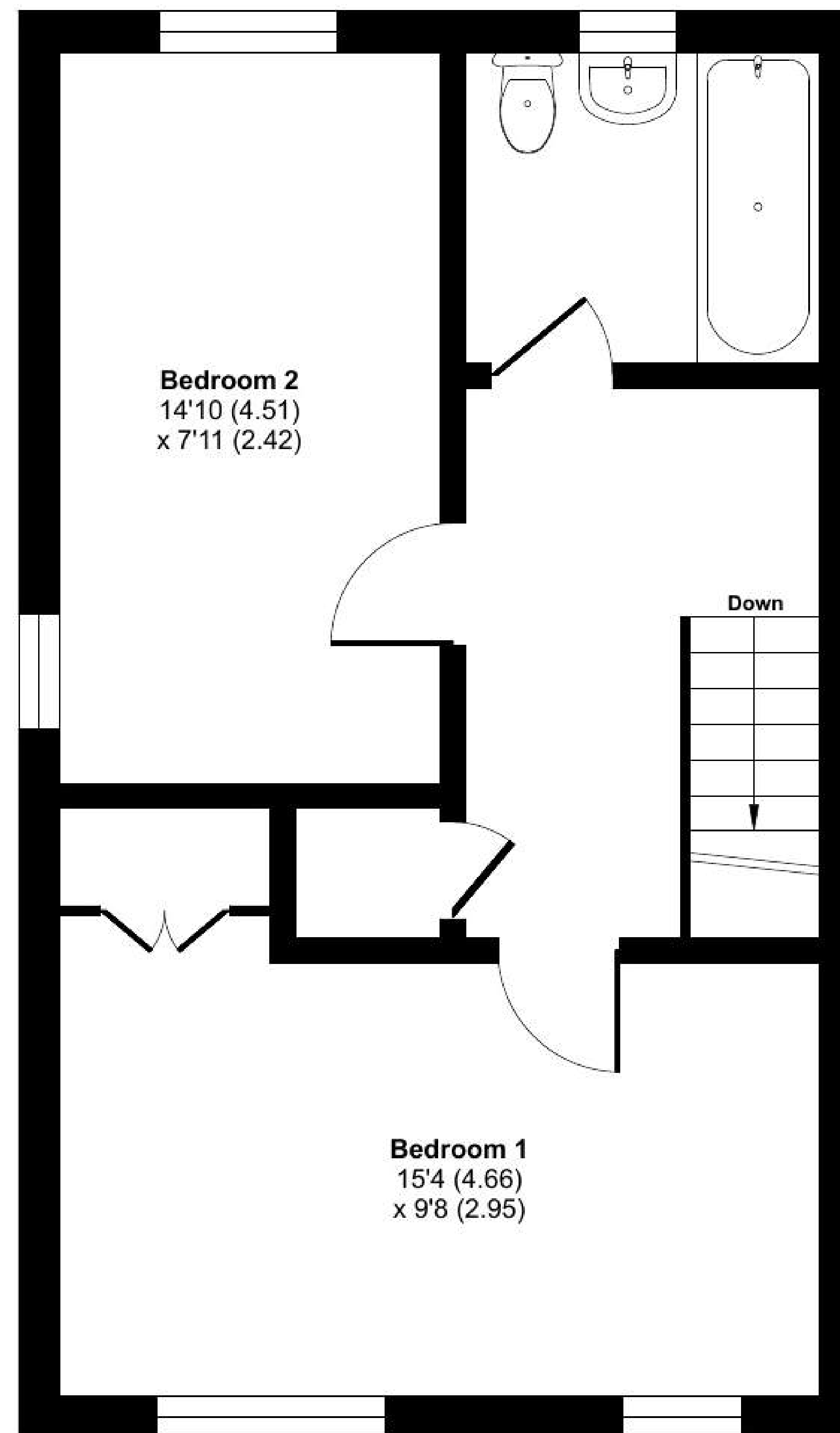
Garage = 152 sq ft / 14.1 sq m

Total = 1000 sq ft / 92.8 sq m

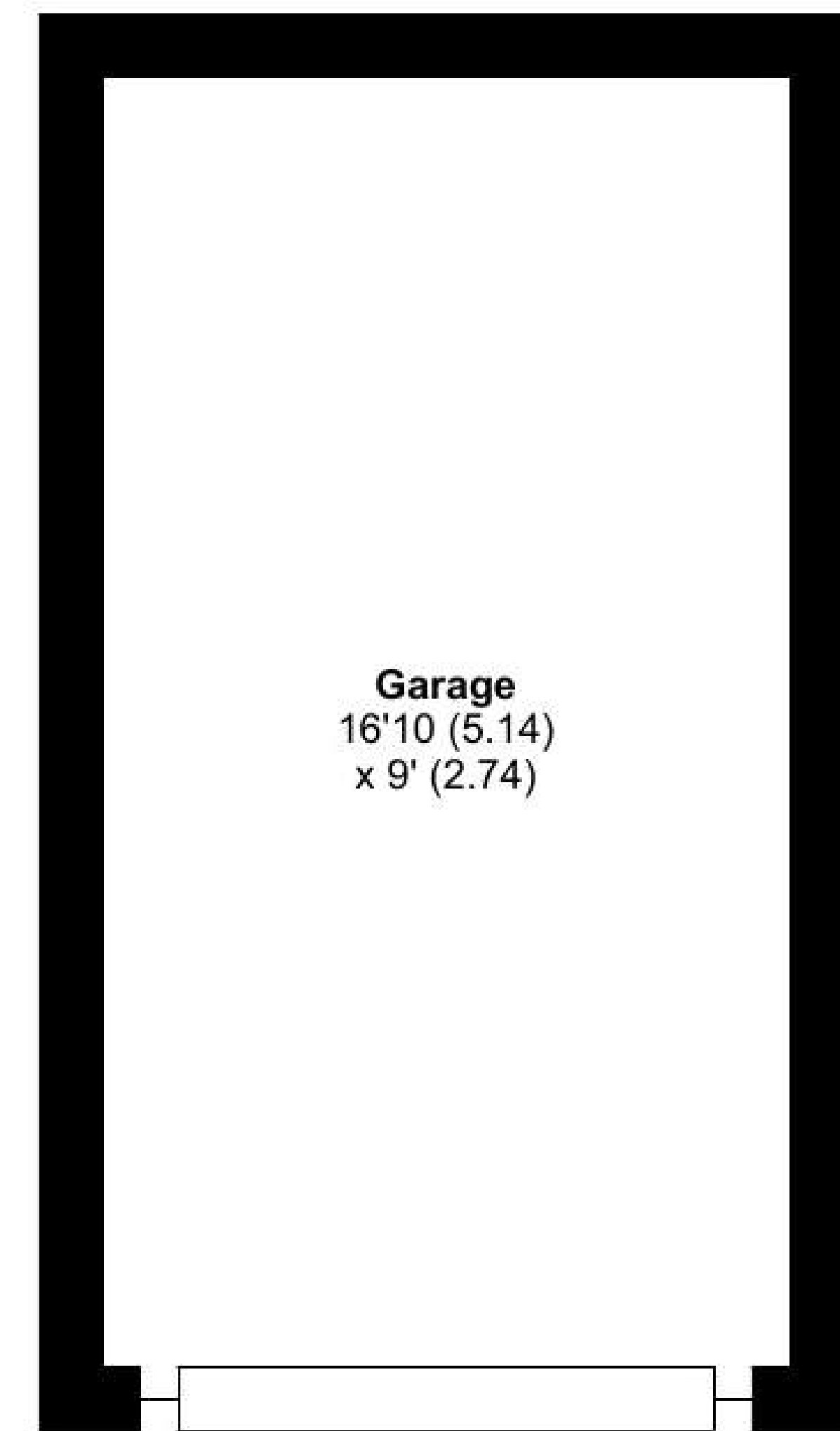
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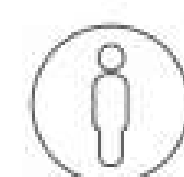
GROUND FLOOR



FIRST FLOOR



GARAGE





# Key Facts for Buyers

## TENURE

Freehold. Please note that there is a Management Charge for the maintenance of the Estate which is a bi-annual charge of approximately £250. Please contact the agents for more information.

**COUNCIL TAX** - Band C

**EPC** - C

## SERVICES

The property has all mains services connected. There is 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.



# Additional information for Buyers

## AML REGULATIONS AND REFERRAL FEES

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 our mortgage broker. 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 up to £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.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.



## THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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# 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.









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

