



16 MOUNT PLEASANT  
CHUDLEIGH





## **16 MOUNT PLEASANT CHUDLEIGH • DEVON TQ13 0LL**

### **A WELL-PRESENTED THREE-BEDROOM HOME WITH GENEROUS GARDENS AND COUNTRYSIDE VIEWS**

Nestled on the edge of Chudleigh in a sought after setting with far-reaching countryside views, this well-presented three-bedroom home offers comfortable and flexible living with the benefit of a good sized garden. Ideally placed for those who live or work in Devon, this charming property combines practicality with a welcoming feel.

**PRICE GUIDE £250,000**



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THE TEIGN VALLEY OFFICE**

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# KEY FEATURES

- Three bedrooms
- Modern kitchen/diner
- Countryside views
- Good sized enclosed rear garden
- Gas central heating
- EPC C
- Freehold with Section 157 Devon restriction (buyer must have lived or worked in Devon for the last 3 years)





# *Welcome*

Step through the practical enclosed porch with uPVC door and front window - which captures the open countryside views — a handy area to store boots and coats, complete with a built-in bench. From here, you enter the main hallway, which features a distinctive exposed brick wall and a decorative stained-glass window adding character. A spacious understairs cupboard offers excellent storage.







**Wanderlust**  
(n) the strong desire or  
urge to wander and explore  
the world, seeking out  
new lands and continents.





The living room enjoys exposed floorboards and a striking wood-burning stove set within a brick fireplace, complemented by a solid timber lintel and slate hearth. A wide front-facing window lets in plenty of daylight and frames wonderful views across the open fields and countryside.









The kitchen sits to the rear and is finished with contemporary laminate flooring and offers a range of coordinating wall and base units topped with rolled-edge work surfaces. Currently fitted with a breakfast bar for informal dining, stainless-steel sink with mixer tap sits beneath a generous rear window overlooking the garden. There is also an integrated hob and cooker, fridge-freezer and space and plumbing for a washing machine.







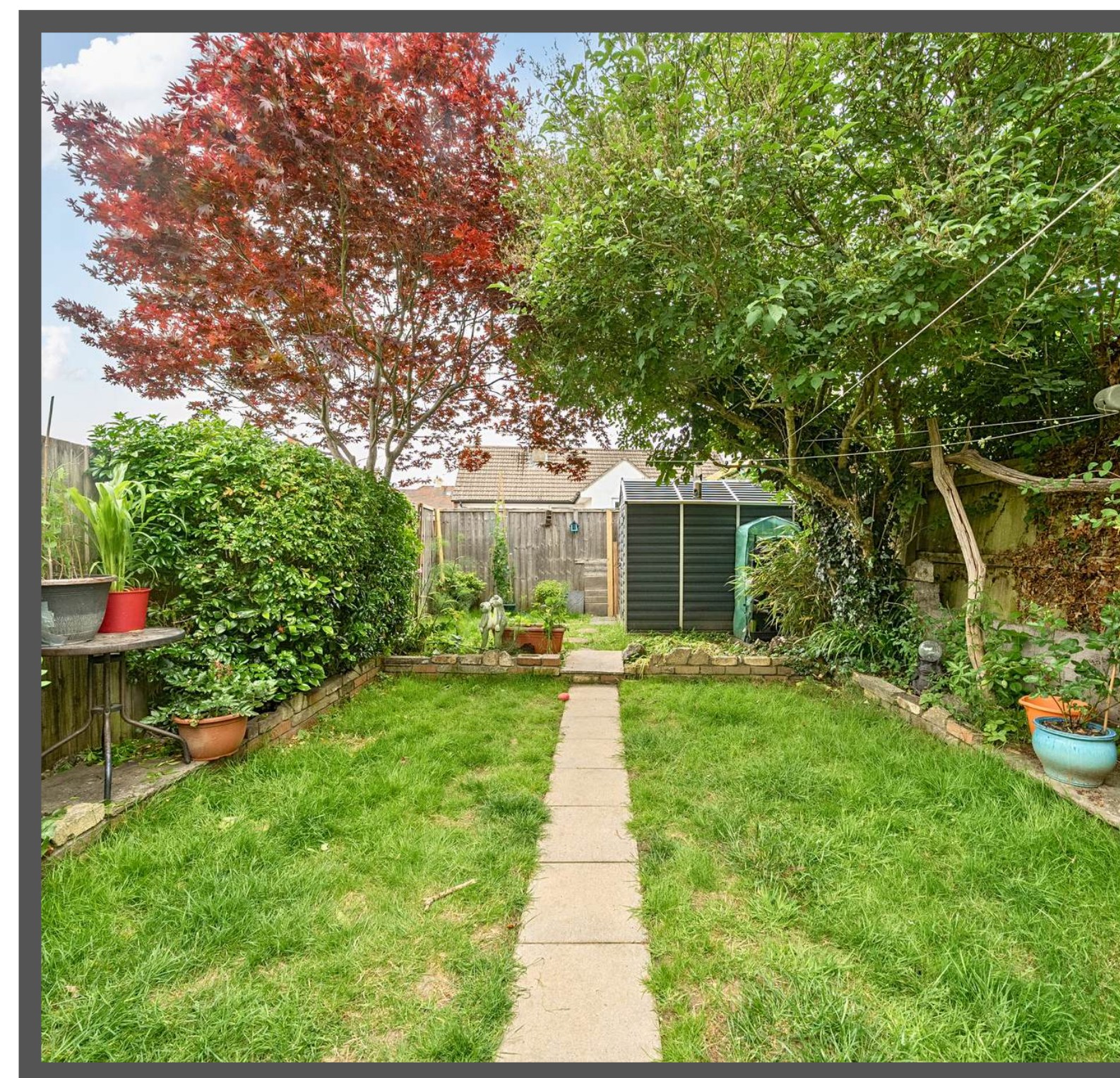


The main bedroom, is a good sized double, enjoying a pleasant aspect to the rear over the garden and patio area. Bedroom two positioned at the front, is a good-sized double with exposed floorboards and elevated countryside views. The third bedroom is a single room that would make an ideal child's room, nursery or home office, also with a window looking across the rear garden. The family bathroom, situated on the ground floor, has been thoughtfully modernised with a rustic timber-panel ceiling, spotlights and tiled walls and is fitted with a white suite including a WC, pedestal wash basin and a panelled bath with shower over.









At the front of the property, you'll find convenient on-street parking with a pathway leading to the entrance. The front garden features a level lawn bordered by mature shrubs, plants, and hedging, all enjoying beautiful open views of the surrounding fields and countryside. To the rear, a generous garden offers excellent outdoor space for families or keen gardeners. Directly off the kitchen, a level patio area is perfect for al fresco dining or relaxing. The garden includes several beds planted with a variety of flowers, shrubs, and established trees. Panel fencing defines the boundaries, and provides an enclosed and private space.



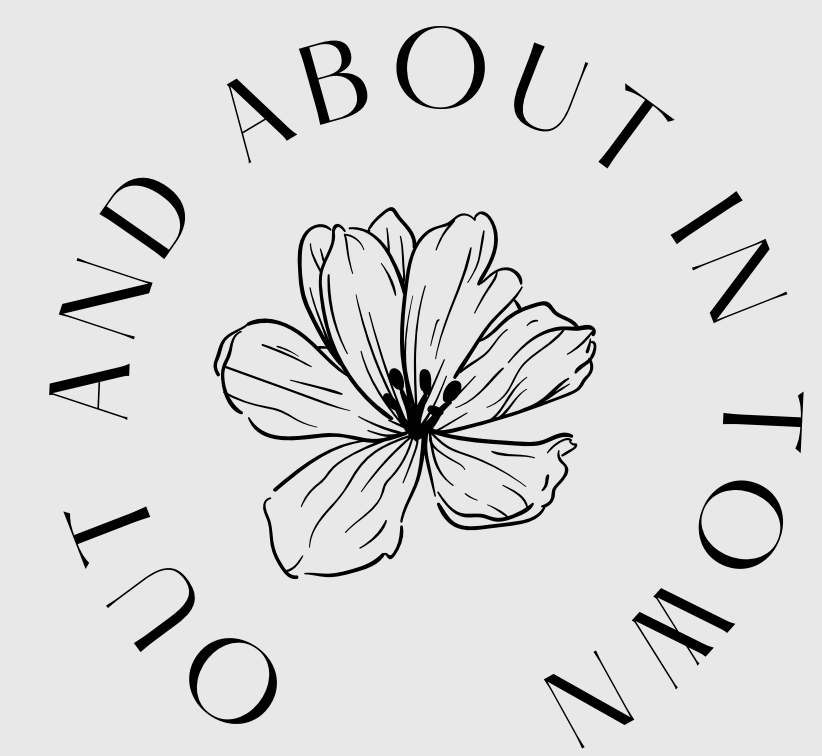








# About... Chudleigh



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.

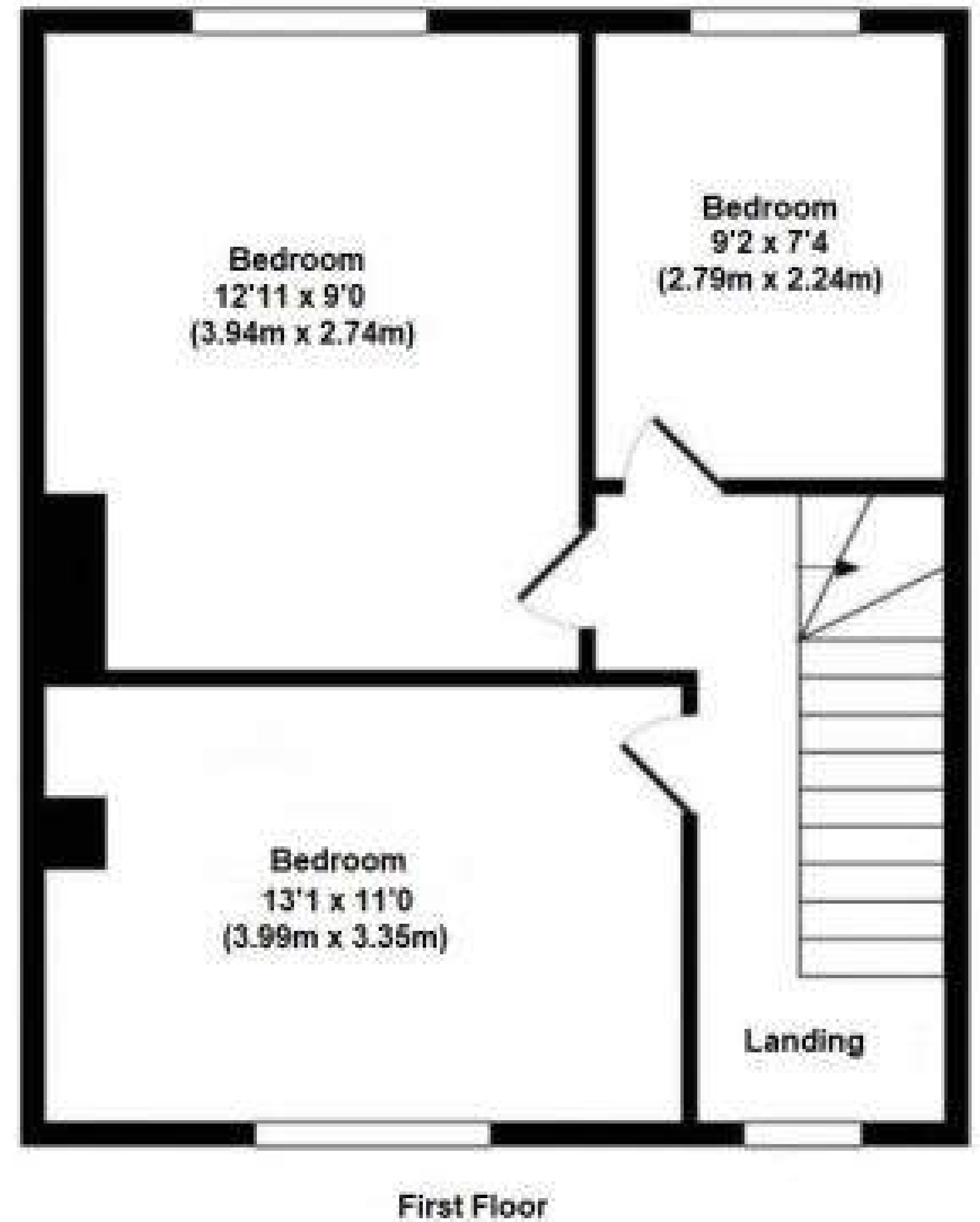
Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

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.





# Floorplans



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 with vacant possession..

There is a right of access through the rear gardens of numbers 17 and 18 Mount Pleasant to the rear garden of this property.

**Please note:** This property is subject to the Devon occupancy restriction (Section 157), meaning it can only be sold to buyers who have lived or worked in Devon for the last 3 years.

## COUNCIL TAX - Band A

## 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.

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

