



18 TROARN WAY  
CHUDLEIGH

# 18 TROARN WAY

CHUDLEIGH • DEVON



<sup>x</sup> Set in a cul-de-sac position on the edge of Chudleigh, this beautifully presented family home offers an exceptional blend of contemporary living and energy efficiency. With its extended layout, landscaped garden and smart home features, 18 Troarn Way is the perfect move-in ready property for modern family life.

This home is not only beautifully styled but also thoughtfully designed for real life. The smart layout offers a large, sociable kitchen and living area perfect for entertaining, while the separate lounge with a log burner gives you a cosy retreat. The Hive heating system and solar panels keep energy bills in check, and the landscaped garden provides an ideal space to relax or play. With driveway parking and well-proportioned bedrooms, it truly ticks every box for a growing family.



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

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# KEY FEATURES

- Detached five bedroom family home in a quiet, tucked-away location
- Stylishly extended with open-plan kitchen, dining and living space
- Separate sitting room with log burner
- Contemporary kitchen with breakfast bar, patio doors and garden access
- Five bedrooms including an en suite principal bedroom
- Modern family bathroom and ground floor WC
- Hive-controlled gas central heating and owned solar panels for efficiency
- Private, enclosed rear garden with sun terrace and seating areas
- Driveway parking for multiple vehicles
- Highly convenient location near schools, countryside and A38 access







A welcoming hallway with contemporary tiled flooring, stairs rising to the first floor, and access to the main living areas. Clean lines and natural light set the tone for the rest of the home as the heart of the home unfolds into a beautifully extended open-plan kitchen, dining and family room. This contemporary space is designed for modern living with sleek fitted units, a breakfast island and integrated appliances. Patio doors open seamlessly onto the rear garden, creating a perfect indoor-outdoor flow. There's ample room for dining and relaxed seating, making it ideal for entertaining or everyday family life.





At the rear, you'll find the spacious sitting room featuring a dual aspect and a cosy log-burning stove set into a slate hearth – perfect for evenings in.



There's generous space for both dining and informal seating, creating a versatile hub for entertaining, family time, or quiet evenings at home. Just off the kitchen, a separate utility/laundry room provides practical storage and space for appliances, while a contemporary cloakroom adds convenience for guests.





Upstairs, the landing leads to the bedrooms, each finished in calming tones and offering flexibility for family life, guests, or home working. The principal bedroom enjoys a peaceful rear aspect and includes built-in storage as well as a stylish en suite shower room with a walk-in enclosure, vanity basin, and WC.



Four further bedrooms offer bright, adaptable spaces with room for wardrobes, desks, or play areas – each suited to modern needs.



The contemporary family bathroom completes the first floor, featuring a panelled bath with shower over, a basin set in vanity storage, and a WC – all finished with elegant tiling and fittings.



# Outside

To the front, the property offers a generous gravelled driveway with space for several vehicles.

The rear garden has been thoughtfully landscaped to provide a private, sunny haven complete with seating terraces, level lawn, and well-stocked borders.

The gardens are the perfect space for outdoor dining, family fun or simply soaking up the sun.



# Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - E

EPC - B

## SERVICES

The property benefits from all mains services, including gas-fired central heating supported by a Hive smart thermostat system, offering greater control and energy efficiency. Solar panels are also installed, contributing to greener energy use and lower running costs.

## 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 installed at the property which are owned outright. Please ask the agent for further details on the Feed In Tariff.

## 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](mailto: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

# 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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

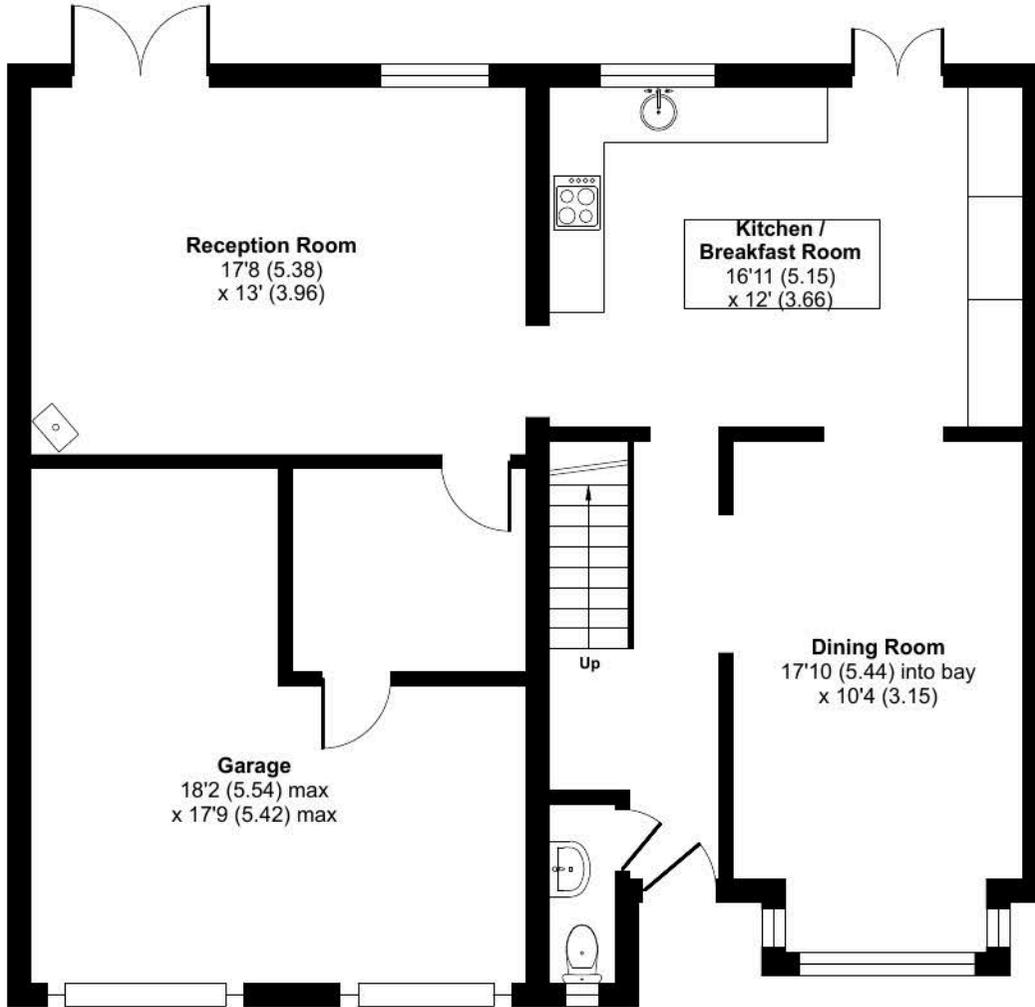
# Troarn Way, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1685 sq ft / 156.5 sq m

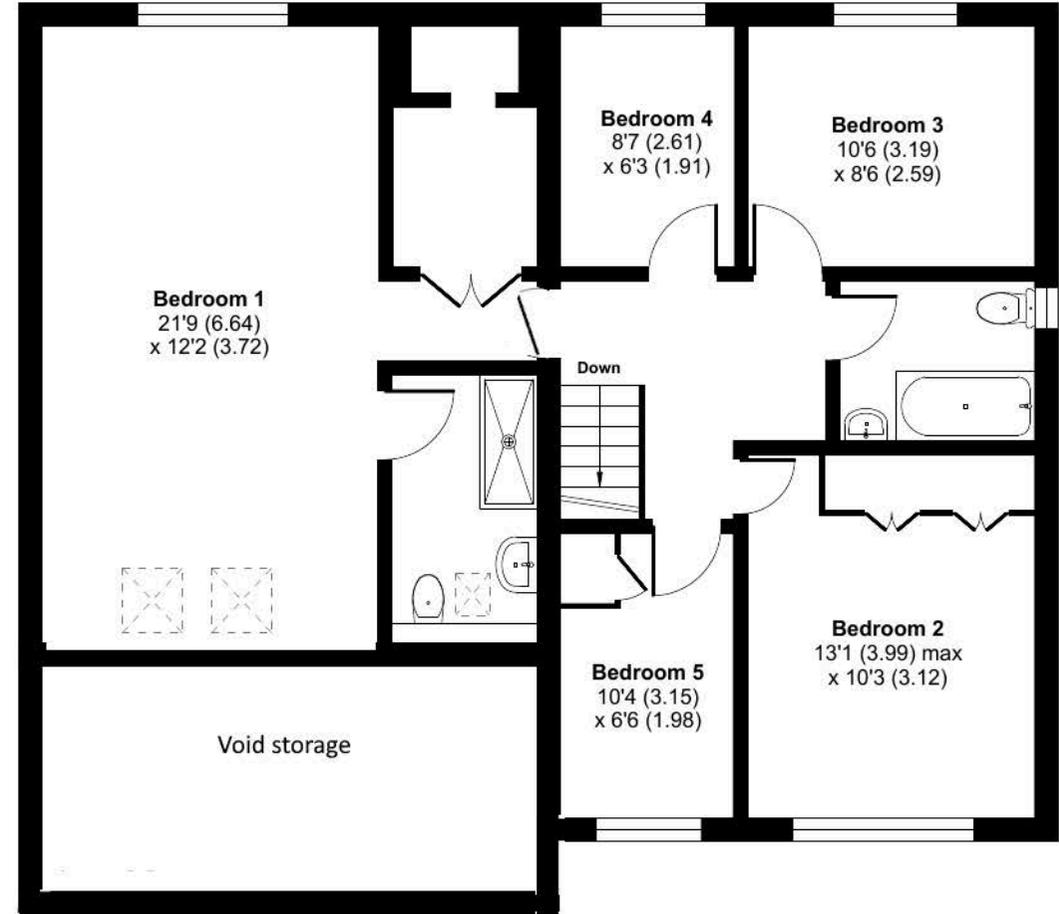
Garage = 254 sq ft / 23.5 sq m

Total = 1939 sq ft / 180 sq m

For identification only - Not to scale



GROUND FLOOR

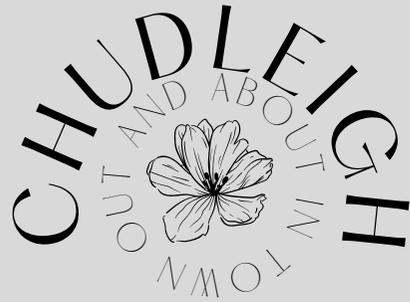


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1319146





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 simply call: 01626 852666 |  
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