



DESIAN, PARADE, CHUDLEIGH





DESIAN
PARADE
CHUDLEIGH
TQ13 0JF

FIRST TIME ON THE MARKET SINCE NEW — A GENEROUSLY PROPORTIONED BUNGALOW IN A SOUGHT-AFTER LOCATION WITH VIEWS ACROSS TO DARTMOOR.

Set in a larger-than-average plot, Desian offers spacious and flexible accommodation ideal for a variety of lifestyles. Located within a level walk to the heart of Chudleigh, this much-loved home provides the rare combination of peaceful surroundings, ease of access, and ample outdoor space.



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THE TEIGN VALLEY OFFICE

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KEY FEATURES

- First time on the market since built
- Four/Five bedrooms with flexible living space
- Spacious living with potential to modernise if desired
- Generous driveway parking and detached garage
- Dartmoor views
- Level walk to town centre
- Just a short stroll from Chudleigh Primary School and the town's community swimming pool
- No onward chain



Welcome

Step through the front door of Desian and you're welcomed by a wide and airy hallway that sets the tone for the rest of this generously proportioned bungalow. The hallway provides access to all principal rooms, creating a practical and inviting heart to the home.

To your right, the living room is filled with natural light thanks to its dual-aspect layout. A large window provides an open outlook across the neatly kept front garden, offering a great backdrop. A gas fireplace offers a warm and welcoming focal point, making this an ideal space to relax in comfort year-round.







The kitchen/breakfast room sits to the rear of the property and enjoys views over the garden and to Dartmoor beyond. With a range of fitted units, built-in appliances, and space for a breakfast table, it's an ideal space for both dining and everyday living. From here, a door leads into the utility room, which offers further storage, plumbing for laundry appliances, and direct access to the outside.

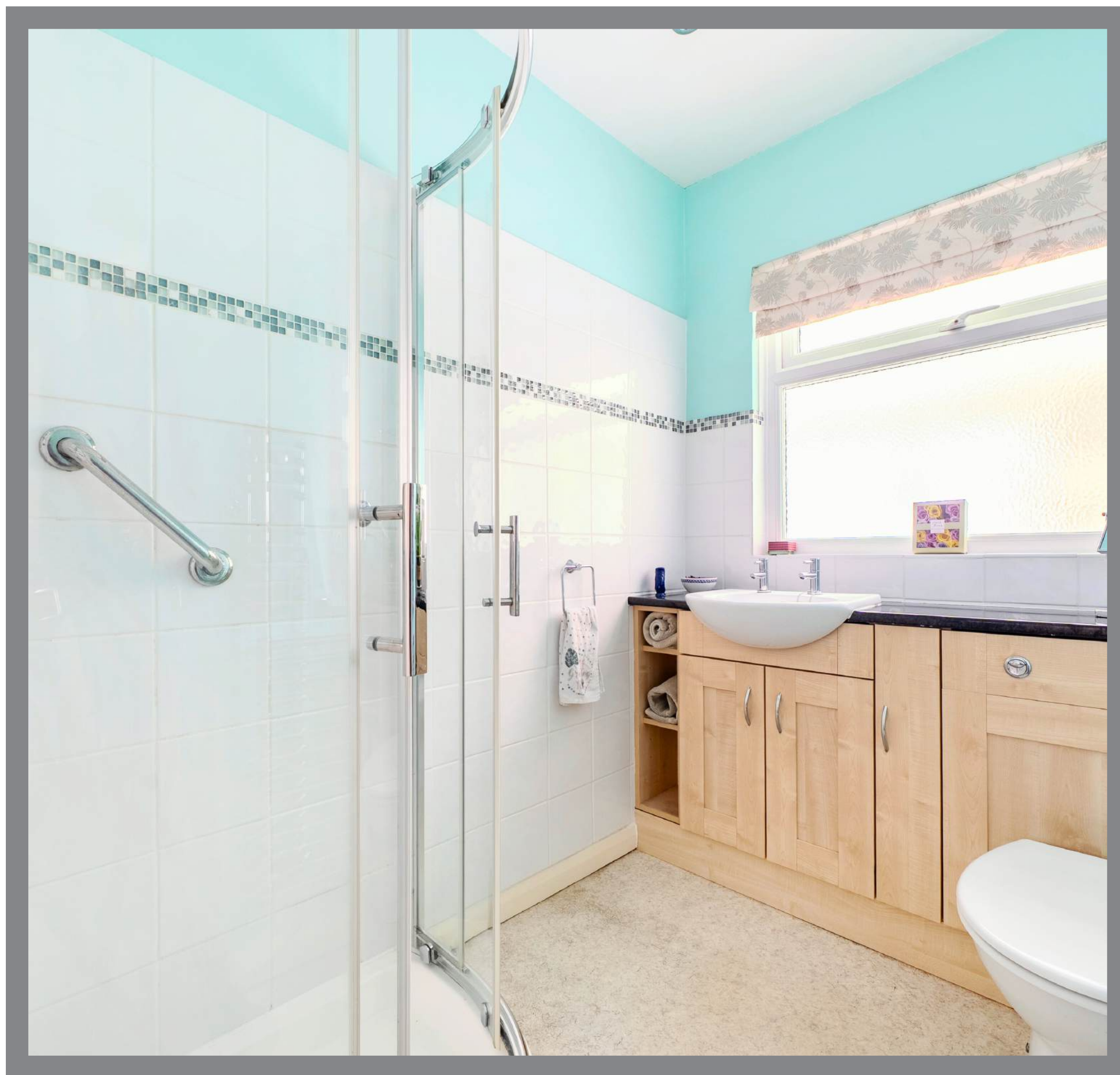


There is a further reception room to the front of the property which is currently used as a dining room, but it could equally serve as a fifth bedroom, home office or hobby space — offering the flexibility to suit changing needs or lifestyles. There is a also a pleasant garden room situated at the far end of the property which enjoys an outlook across the front garden.



There are four bedrooms, bedroom one is a generous double with a peaceful outlook over both the front and the rear gardens. The three further bedrooms provide excellent flexibility for family, guests or hobbies.





There is a well-appointed family bathroom with a three piece suite, including a bath with shower over, wash basin and WC. There is a further shower room fitted with a modern suite comprising a shower cubicle, WC and sink set in to vanity with storage.



Outside

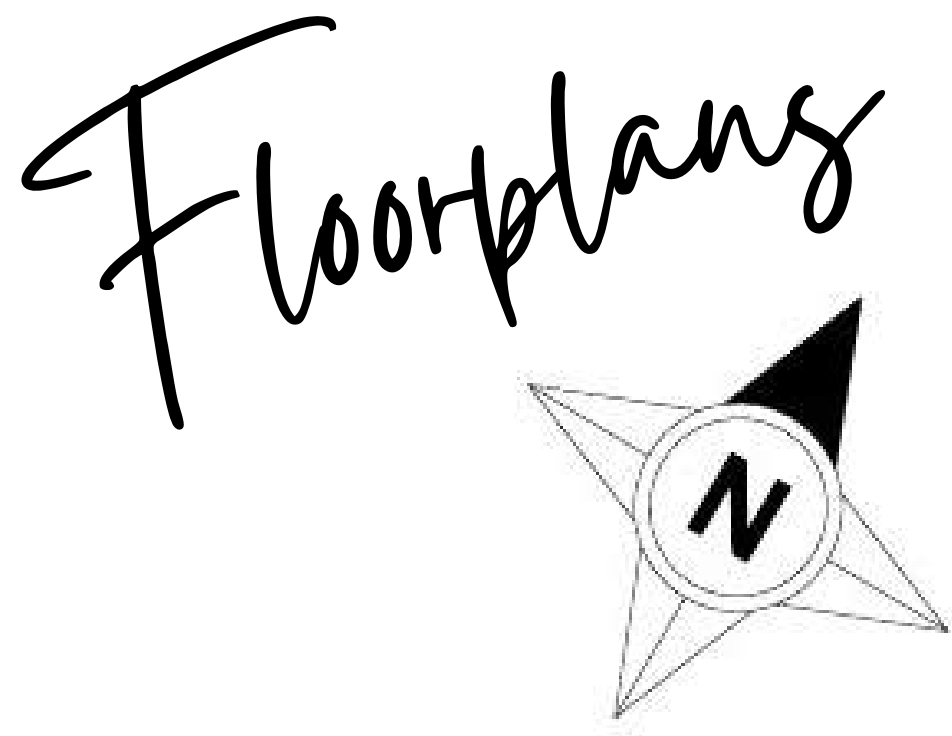
Outside, the property enjoys a generously sized and well-established plot that wraps around the home, offering a real sense of space and privacy. The front garden is attractively landscaped with lawned areas, mature shrubs, and colourful planting, setting a welcoming tone on arrival.

A wide driveway provides ample parking and leads to an oversized garage, ideal for storage or workshop use.

The rear garden is a real highlight — mainly laid to lawn and bordered by hedging and fencing, it enjoys a sunny orientation and offers plenty of potential for keen gardeners or those simply seeking a peaceful outdoor retreat. Whether it's morning coffee on the patio or space for children to play, this garden delivers both charm and flexibility.







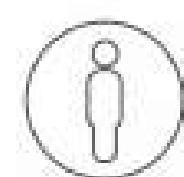
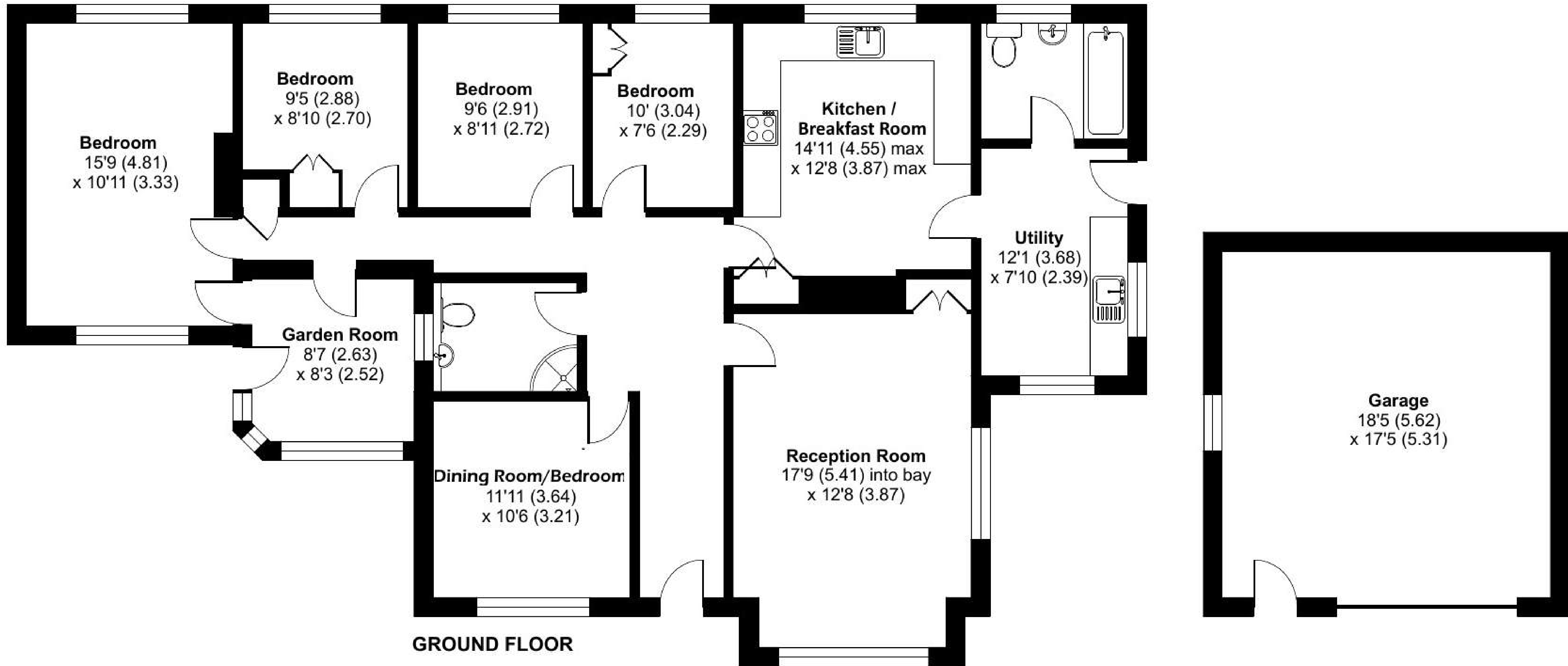
Desian, Parade, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1472 sq ft / 136.7 sq m

Garage = 323 sq ft / 30 sq m

Total = 1795 sq ft / 166.7 sq m

For identification only - Not to scale



Key Facts for Buyers

TENURE

Freehold with vacant possession

COUNCIL TAX - Band E

EPC - D

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.

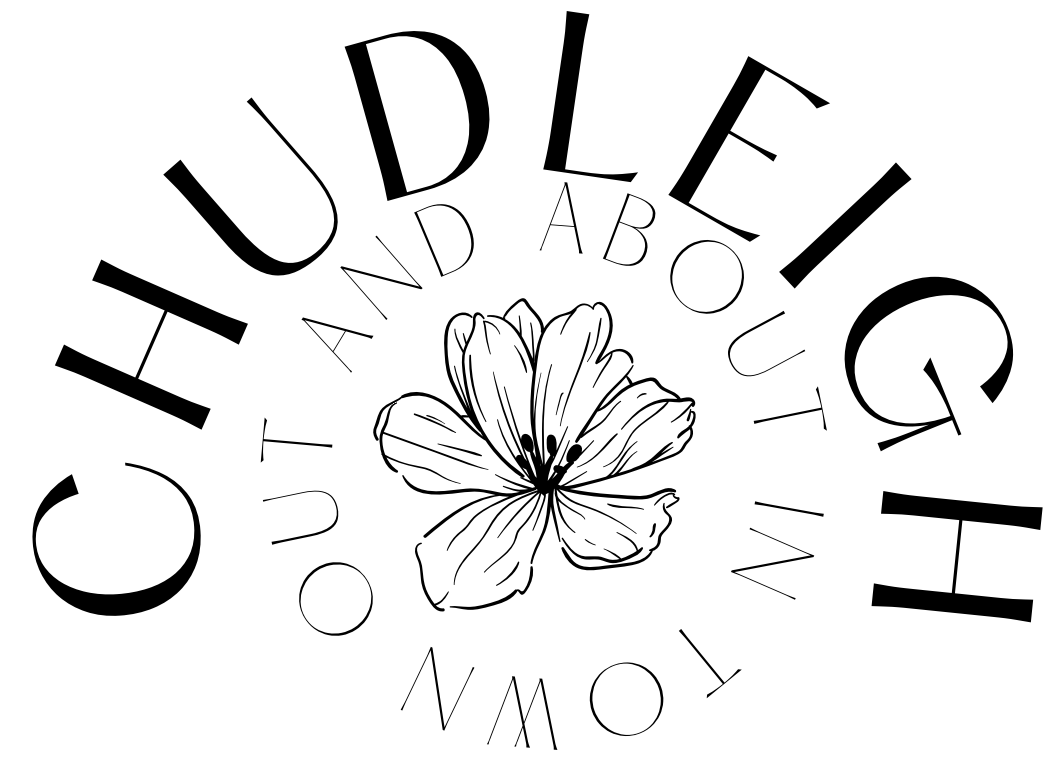
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

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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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.





DESIGN, PARADE

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666 |
Email: hello@sawdyeandharris.co.uk

