



35 CHESTNUT CRESCENT, CHUDLEIGH



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CHUDLEIGH • DEVON

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A Well-Presented Three-Bedroom End Terrace in a Quiet Cul-de-Sac Setting

Situated in a popular position, this well presented three-bedroom end-of-terrace home offers light, well-balanced living space, a modern kitchen, and a low-maintenance garden — all just a short walk from Chudleigh's town centre, primary school and leisure amenities.

This is a fantastic opportunity for first-time buyers, families or those looking to downsize into a well-maintained and conveniently located home with private parking.



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

01626 852666
HELLO@SAWDYEANDHARRIS.CO.UK

PRICE GUIDE £315,000

KEY FEATURES

- Three-bedroom end-terraced home
- Well-presented throughout with neutral decor
- Light-filled living room
- Modern kitchen with good storage and rear access
- Private, decked rear garden for low-maintenance outdoor living
- Private off road parking for two cars
- Level walk to Chudleigh Primary School and local swimming pool
- Quiet location with good access to countryside and commuter links
- No onward Chain







As you step through the front door, you're welcomed by a bright and inviting entrance hall, with a cloakroom conveniently located to one side. Solid oak flooring runs seamlessly throughout the entire ground floor — from the hallway into the living room, kitchen, and conservatory — creating a warm, cohesive feel. To your right, the living room is bathed in natural light from a large front-facing window and offers a flexible space that works beautifully for both relaxed evenings and entertaining guests.





The space flows through to the kitchen/dining area, thoughtfully laid out with ample storage and worktop space — perfect for everything from quick weekday meals to weekend entertaining. A door at the rear leads into the conservatory, which in turn opens out to the garden. This additional ground floor space is ideal as a year-round room, whether for relaxing, dining, or working from home.







Upstairs, you'll find three well-proportioned bedrooms — two comfortable doubles and a third room that works just as well as a nursery, study or guest room.



The bathroom is fitted with a contemporary suite, comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC - ready for busy mornings or a relaxing evening wind-down.



Outside

The rear garden is attractively decked and designed for easy maintenance, offering a private space for outdoor dining and relaxing.

A side gate gives access to the parking area located adjacent to the property with space for private parking for two cars.



Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - C

EPC - C

SERVICES

The property benefits from all mains services, including gas-fired central heating.

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](#)

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

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:

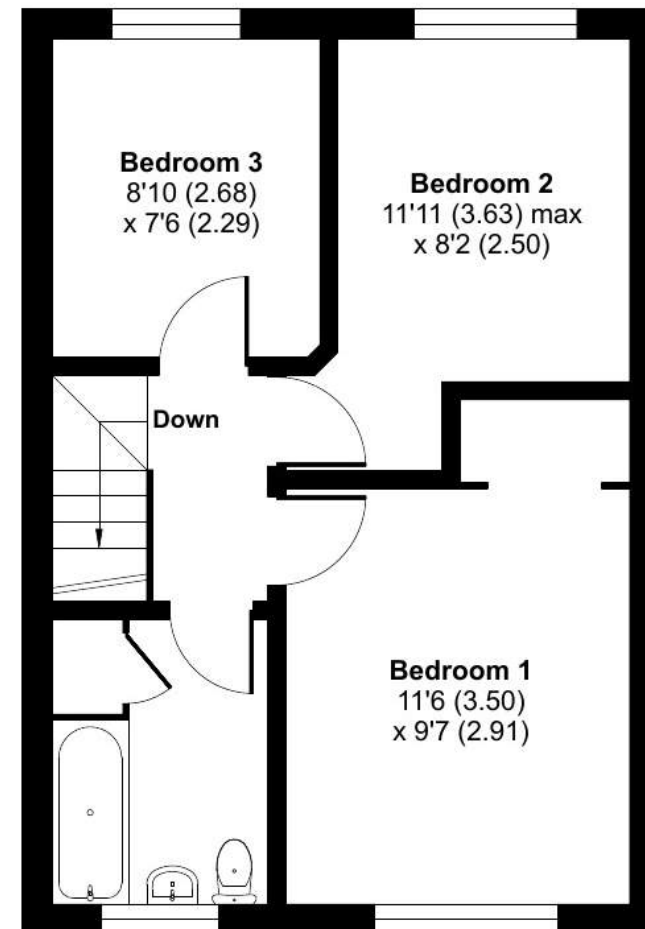
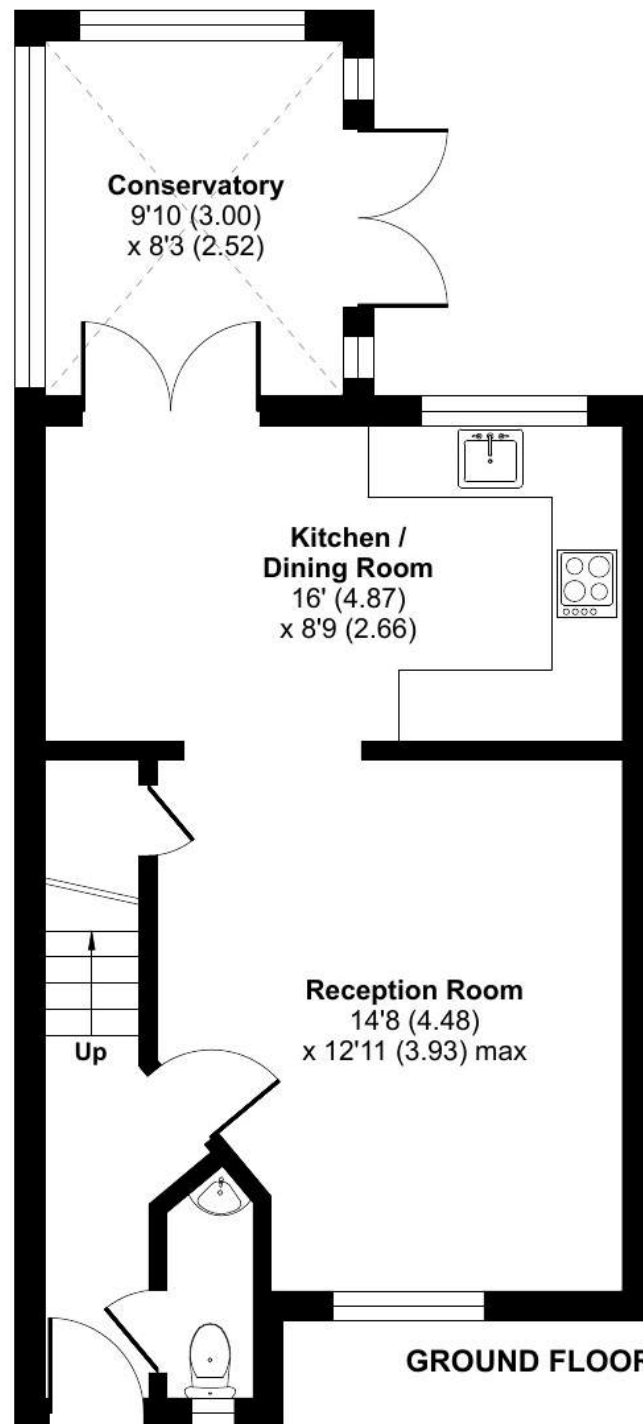
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries,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

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Chestnut Crescent, Newton Abbot, TQ1

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale

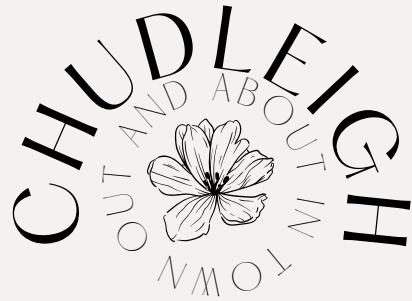


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1318338





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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