



58 PALACE MEADOW, CHUDLEIGH



58 PALACE MEADOW

CHUDLEIGH • DEVON



^x Tucked away in a peaceful residential setting, 58 Palace Meadow offers a much-loved and well-maintained home that has been in the same ownership since 1996.

With a thoughtfully designed extension, flexible layout, and a level rear garden, it's a wonderful opportunity for those looking to downsize or enjoy a quieter pace of life — all within walking distance of Chudleigh town centre.

PRICE GUIDE £200,000



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

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Step inside through a sheltered entrance into a welcoming hallway that gives a gentle flow to the home. Lead in to the bright and comfortable sitting room with a large front window that floods the space with natural light. Neutral decor and fitted carpets create a cosy setting to relax, and there's ample space for a sofa suite and display furniture.



Compact and practical, the kitchen features fitted cabinetry, integrated oven and hob, and space for white goods. A side window looks out to the side and there's scope to modernise and make the space your own in time.







There is a larger bedroom with built-in wardrobe and a calm, rear-facing outlook — ideal for a restful night's sleep. A flexible second bedroom is perfect as a guest room, hobby space or study. This room opens through to the side extension, which has been thoughtfully designed to create an adaptable dining area or second reception space. Twin roof lights and glazed double doors bring in the sunshine and connect beautifully with the garden.



A traditional bathroom with part-tiled walls, panelled bath with shower over, WC and wash basin. While functional, this room offers potential for updating to suit modern tastes.



Outside

A level patio is adjacent to the house with steps up leading to the easy to maintain rear garden - perfect for pottering, enjoying a morning coffee on the patio or simply relaxing in the sunshine.

There is a private parking space to the side of the property.



Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - C

EPC - E

SERVICES

The property benefits from mains electric water and drainage. The property has electric night storage heaters.

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:

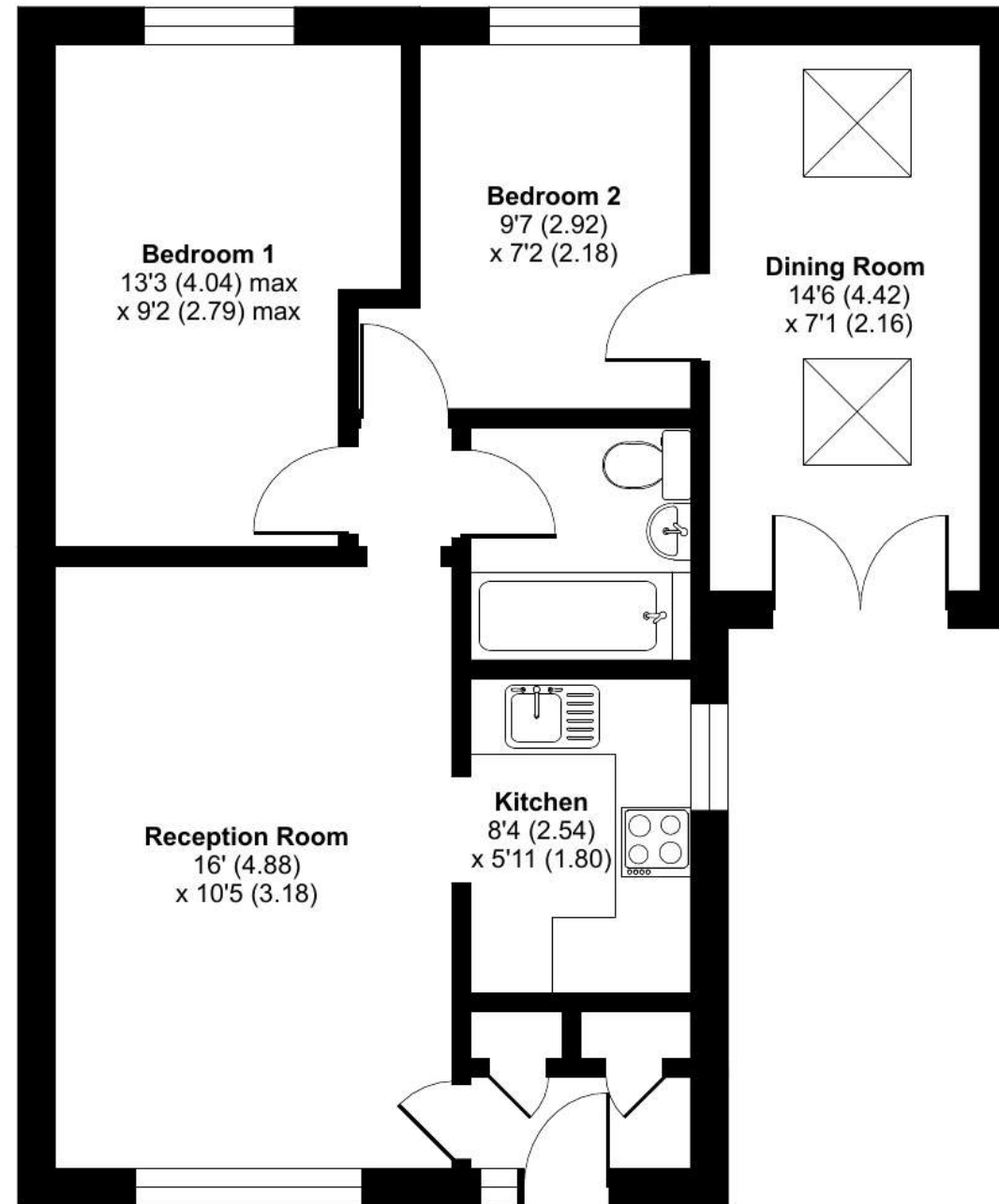
- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries,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

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Palace Meadow, Chudleigh, Newton Abbot, TQ13

Approximate Area = 613 sq ft / 56.9 sq m

For identification only - Not to scale

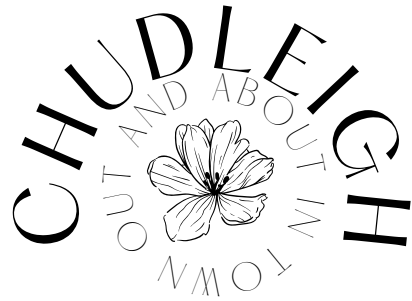


GROUND FLOOR



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: 1311156





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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SCAN ME
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