



50 LOWER TRINDLE CLOSE, CHUDLEIGH



# 50 LOWER TRINDLE CLOSE

CHUDLEIGH • DEVON



<sup>x</sup> Welcome to 50 Lower Trindle Close — a stylish and versatile townhouse set in a sought-after Chudleigh location. This beautiful home offers an impressive blend of contemporary style and flexible living over three floors, perfect for modern family life. One of its standout features is the stunning, newly fitted kitchen, designed with both form and function in mind — the true heart of the home, as well as the low maintenance and fully enclosed rear garden area.

With light-filled rooms, level landscaped gardens, and excellent proximity to local shops, schools, and Dartmoor's breath-taking countryside on your doorstep, this home is ready to move into and enjoy from day one.




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


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**PRICE GUIDE £420,000**


# KEY FEATURES


 Modern Townhouse Layout – Flexible living across three floors

 Stunning New Kitchen – High-spec design with integrated appliances


 Four Bedrooms and Two with En Suites

 Three Bathrooms and ground floor Cloakroom

 Private Low Maintenance Garden – Perfect for relaxing and entertaining

 Garage & Driveway – Convenient off-road parking

 Prime Location – Easy access to Dartmoor, A38, Exeter & Newton Abbot

 Superfast Broadband Available – Stay connected at home

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Step inside and you're greeted by a bright, well-proportioned hallway that immediately sets the tone for the home, with the staircase to one side leading to the upper floors. The stunning Living Room is flooded with natural light from the front aspect, and offers an elegant space and the perfect place to unwind. Whether it's cosy movie nights, catching up with friends, or simply enjoying a peaceful morning coffee, the proportions and style make it a room you'll love spending time in.





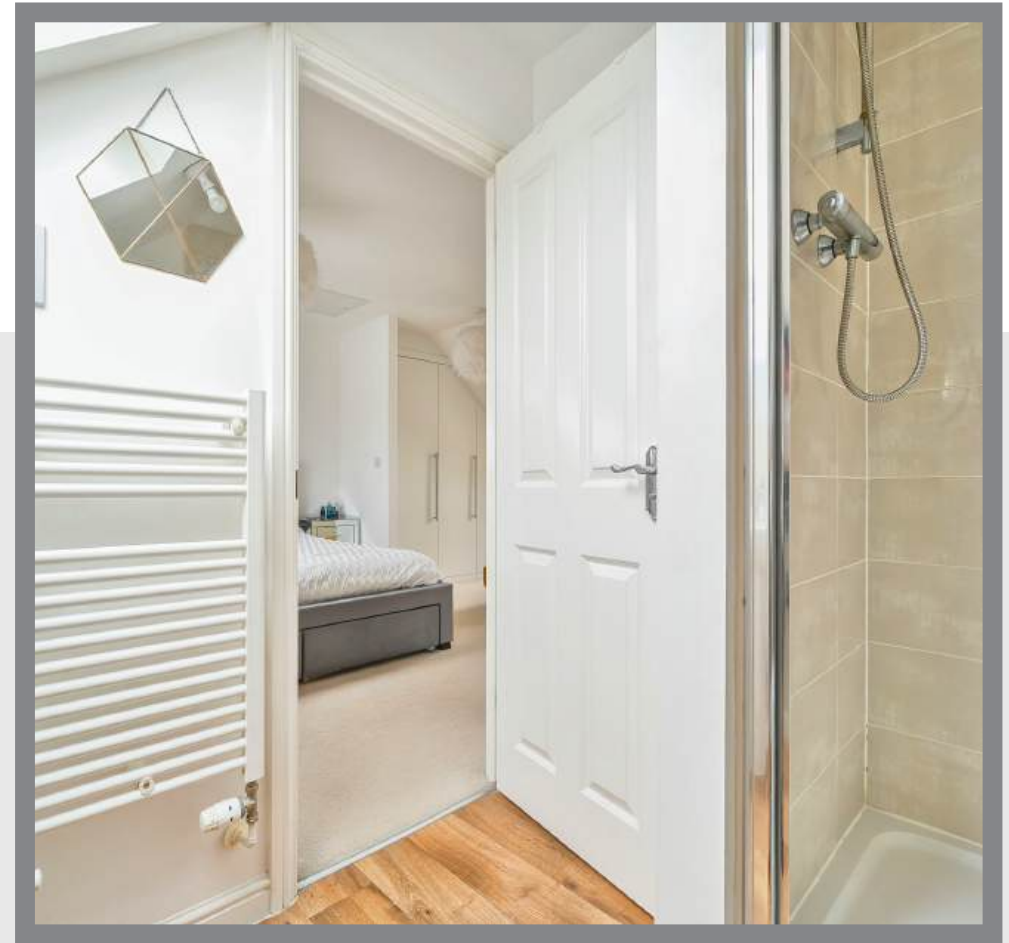
At the heart of the ground floor of this superb home is a truly stunning kitchen — newly fitted with sleek cabinetry, premium work surfaces and quality integrated appliances. The generous layout allows for both cooking and socialising, with space for a dining table where family and friends can gather. French doors open directly onto the rear garden, letting natural light flood in and creating a seamless indoor-outdoor flow — perfect for summer barbecues, relaxed weekend brunches, or simply enjoying a coffee with the doors thrown open to the fresh air.

The first floor is home to three beautifully presented bedrooms, all filled with natural light and finished in calm, neutral tones. Two are generous doubles, perfect for family or guests, while the third makes a charming single, nursery, or dedicated study.



One of the doubles enjoys its own stylish en-suite shower room — ideal for visiting friends or teenagers wanting a little independence.





The entire top floor is dedicated to the principal bedroom suite, creating a peaceful and private space away from the bustle of the rest of the home. This expansive room easily accommodates a super-king bed alongside a cosy seating or dressing area, making it a true sanctuary. The suite also benefits from its own en-suite shower room, giving a boutique hotel feel for everyday living.



Fresh, bright and well finished, the family bathroom offers a modern suite fitted with a panelled bath — perfect for a quick morning start or a long, relaxing soak in the evening — along with a WC and wash hand basin. Contemporary tiling adds a touch of style, making this a room that feels as good as it functions.



# Outside

The rear garden has been thoughtfully designed for ease of upkeep, creating a private, fully enclosed space that can be enjoyed all year round. The central area is laid with high-quality astro turf, giving the look of a perfect lawn without the need for mowing, while a paved terrace offers the ideal spot for outdoor dining or summer barbecues. With secure fencing and a low-maintenance finish, it's a space that's as practical as it is inviting.

To the front, private parking leads to the garage, providing secure parking as well as valuable storage for bikes, outdoor equipment, or tools. The driveway offers additional off-road parking, ensuring space for family and guests alike.



# Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - D

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](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.

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# Lower Trindle Close, Chudleigh, Newton Abbot, TQ13

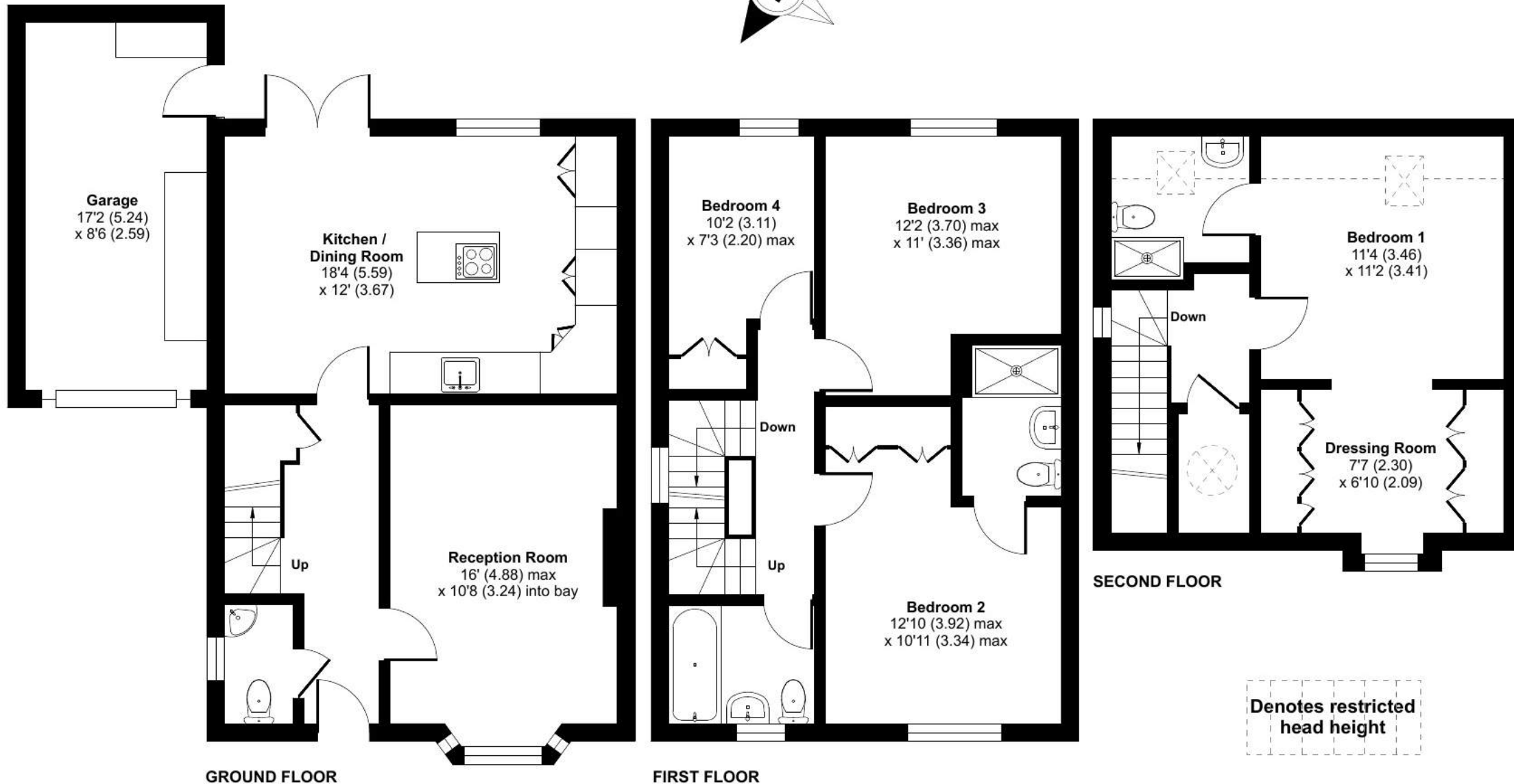
Approximate Area = 1320 sq ft / 122.6 sq m

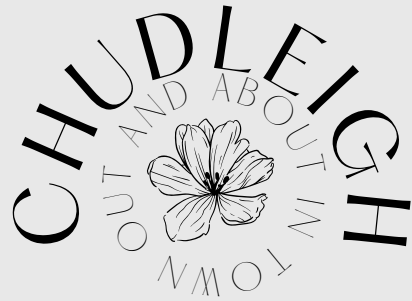
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1502 sq ft / 139.4 sq m

For identification only - Not to scale





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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CHUDLEIGH • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01626 852666 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

