



13 COACH HOUSE MEWS, CHUDLEIGH

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CHUDLEIGH • DEVON



A well located and beautifully presented three bedroom semi-detached mews house with a private low maintenance, rear garden, parking and car port, offered with no onward chain.

Situated in a sought after gated development, this home is all ready to move into, and is a fantastic opportunity to enjoy the charm of Chudleigh with excellent road links to Exeter, Plymouth and Dartmoor.

GUIDE PRICE £385,000

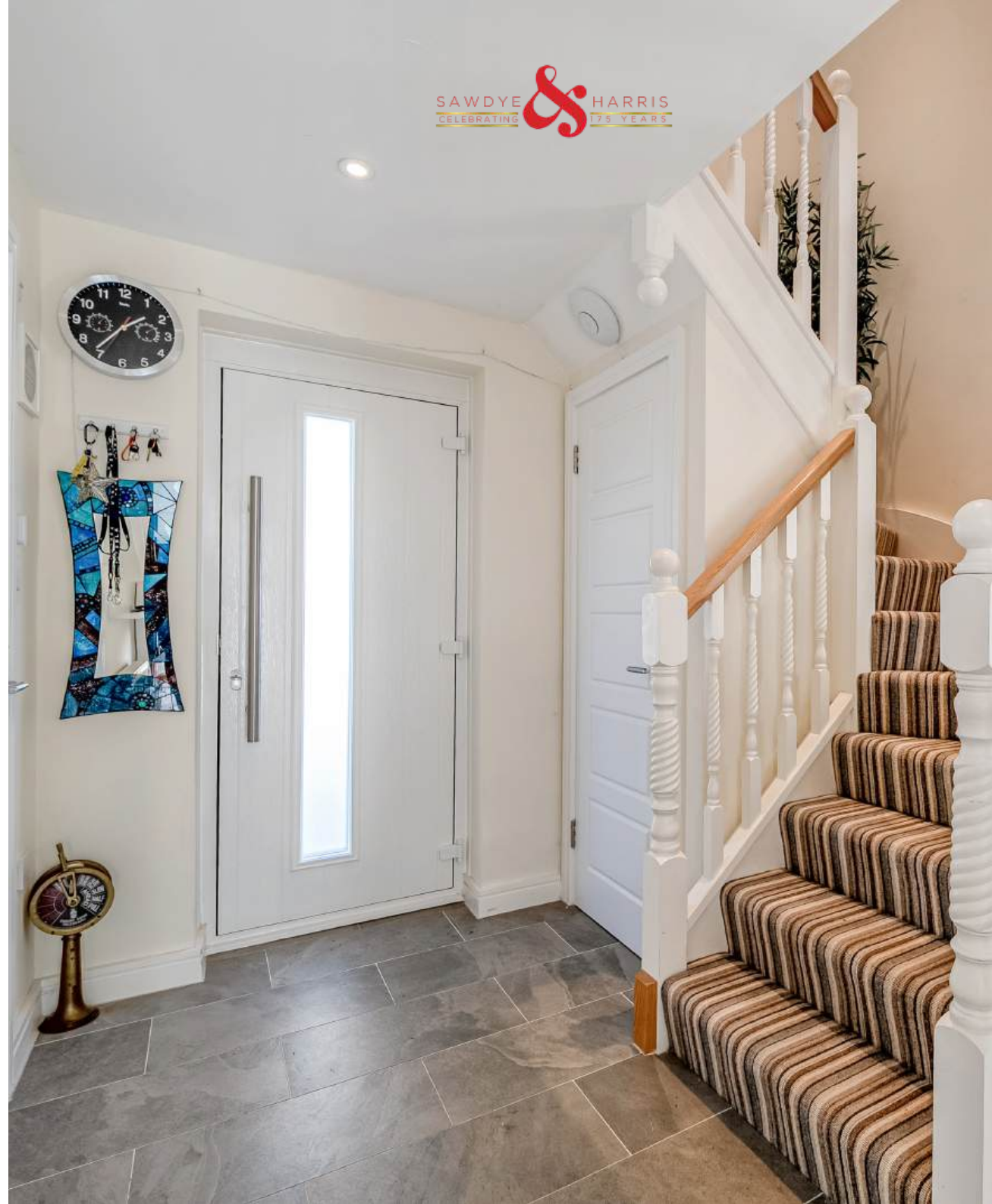


SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

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KEY FEATURES

- Semi-detached -mews house in central Chudleigh set in gated development
- Three bedrooms with well-proportioned accommodation
- Beautifully presented and carefully maintained throughout
- Light and airy living room plus modern kitchen/diner
- Private enclosed rear garden
- Private parking space, Car Port and storage
- No onward chain
- Excellent transport links via the A38 to Exeter and Plymouth
- Level walking distance to Chudleigh's shops, schools and amenities







Step inside to a welcoming entrance hall with stairs rising to the first floor and doors leading to the principal rooms. The space sets the tone for the rest of the house — light, well cared for and easy to move straight into. At the rear, the kitchen/dining room opens directly onto the garden. Well fitted with a modern range of wall and base units, integrated appliances and ample work surfaces, complemented by space for a dining table. French doors connect the inside to the garden, making it a natural space for entertaining and family life. A handy ground floor utility area as well as a study/office completes the downstairs accommodation.





To the front of the property, the living room is bright and inviting with a large window drawing in plenty of natural light from the front and patio doors to the rear. A comfortable space for everyday living, it offers flexibility for seating arrangements and a homely feel that makes it the perfect hub of the house.



Upstairs, the first floor offers three well-presented bedrooms and a modern family bathroom. The principal bedroom is a generous double with a pleasant outlook over the rear, together with a modern En Suite.



The second bedroom is another good-sized double to the front, whilst the third bedroom overlooks the side of the development.





The family bathroom is finished to a high standard with a modern white suite comprising a panelled bath with shower over, WC and wash hand basin. Clean lines, part-tiled walls and neutral décor create a fresh and contemporary feel, making it a practical yet stylish space for everyday use. The En Suite is equally well finished with a large walk-in shower, wall hung wash hand basin and close coupled WC.





Outside, the property continues to impress with a private, enclosed low maintenance garden, with a paved seating area — the perfect spot for outdoor dining or relaxing. To the side of the property there is a parking space with EV charging point as well as an open fronted car port offering further parking or storage and excellent practicality in this central town setting.

Key Facts for Buyers

TENURE - Freehold

There is a management charge, currently £589 per annum, which covers the external maintenance and upkeep of the Mews area.

Please note that the car port is held on a 999 year lease from 1st May 2014.

COUNCIL TAX BAND - C

EPC - B

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.

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,

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.

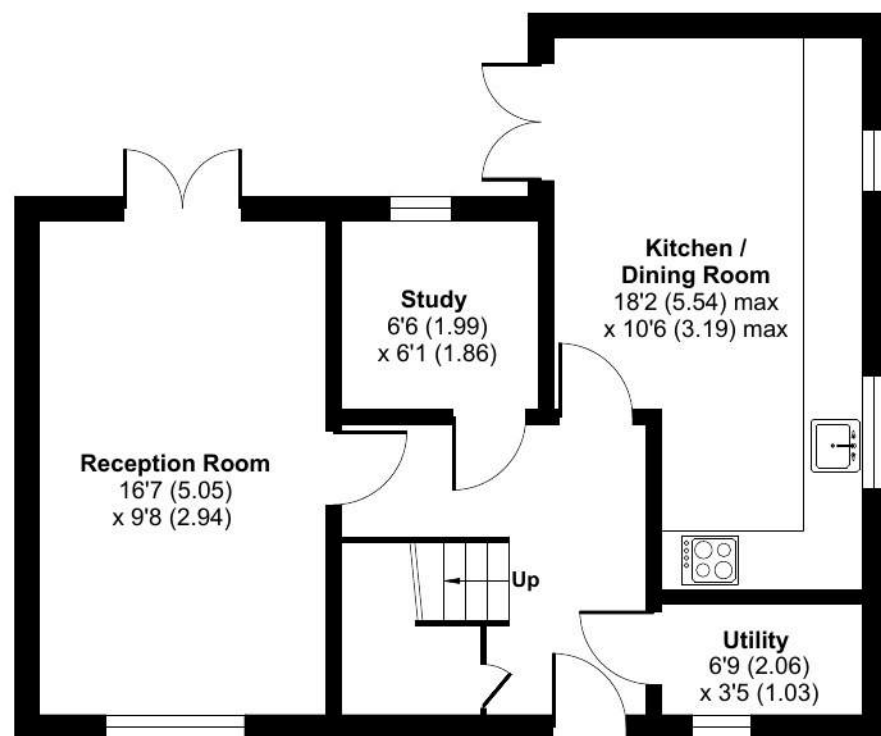
Please note:

- * 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.

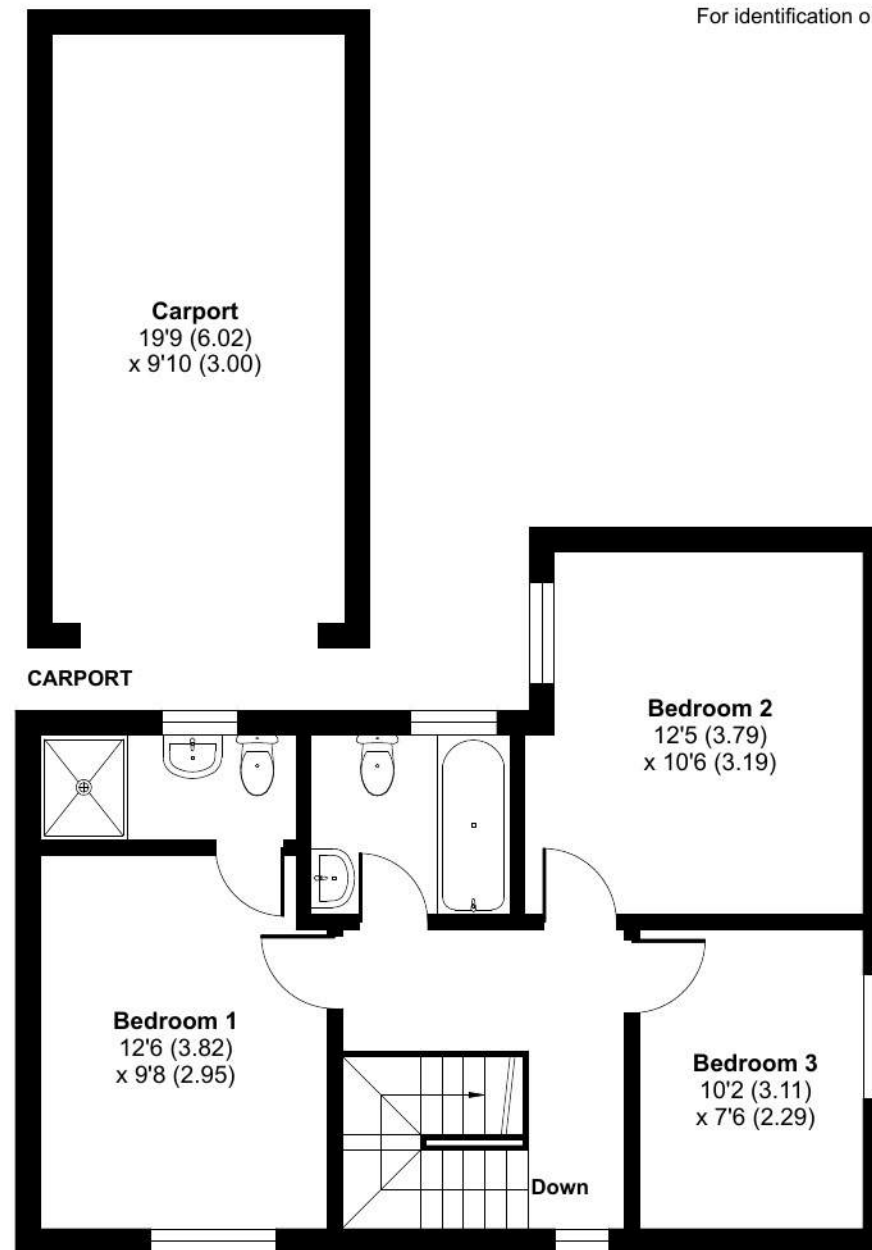
Coach House Mews, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1042 sq ft / 96.8 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR

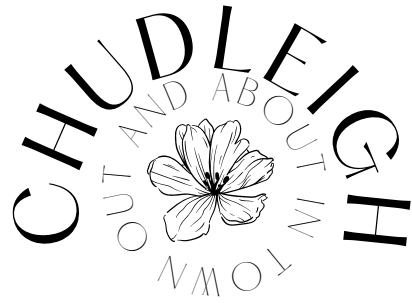


FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1358664





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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