



26 MISTLETOE VIEW, CHUDLEIGH



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CHUDLEIGH , Devon TQ13 0GL

This immaculate three-bedroom semi-detached home combines modern design with excellent green credentials, making it ideal for families and first-time buyers. With an EPC rating of B and the benefit of two private parking spaces with an EV charger, it offers a forward-thinking, energy-efficient lifestyle.

The open-plan kitchen/dining room is filled with natural light and provides a welcoming hub for cooking, dining and entertaining. French doors open directly onto the landscaped rear garden. A generous lounge to the front of the property offers a bright and relaxing environment for family gatherings. A ground-floor WC adds further practicality.

Upstairs, the main bedroom enjoys the luxury of an en-suite shower room. Two further bedrooms include a spacious double and a versatile single, ideal as a child's room or home office. A stylish family bathroom serves the remaining bedrooms.

Guide Price £300,000



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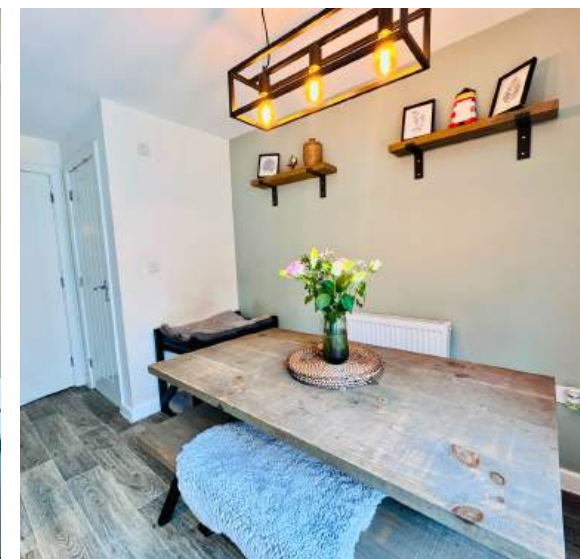
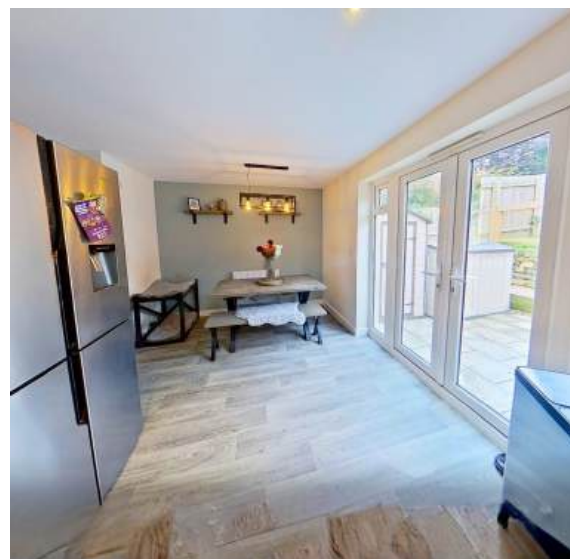




Step inside to a bright entrance hall which sets the tone for the rest of the home. Practical and well-planned, it provides access to the main living spaces along with a ground floor cloakroom.

The lounge sits off - and offers a light and inviting space, with a large front window allowing natural light to fill the room. Well-proportioned, it offers flexibility for family living, quiet evenings in, or hosting friends.

At the rear of the property, the kitchen/dining room provides a sociable hub for everyday life. Fitted with a range of modern units and worktops, with space for appliances, the room easily accommodates a dining table. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.







Upstairs, three bedrooms provide flexibility for every lifestyle. The principal bedroom benefits from its own en-suite shower room, while the two further bedrooms – one double and one single – are ideal for family, guests or home working. A stylish family bathroom completes the first floor, fitted with a contemporary three-piece suite including a bath with shower over.

The family bathroom serves the upstairs bedrooms and is fitted with a contemporary three-piece suite, including a bath with shower over, wash hand basin and WC, finished with stylish tiled surrounds.





Outside

The rear garden is fully enclosed and designed for ease of maintenance. A paved terrace provides the perfect spot for outdoor dining, while the level lawn offers space for children, pets or planting. Secure and private, it's a garden to enjoy year-round.

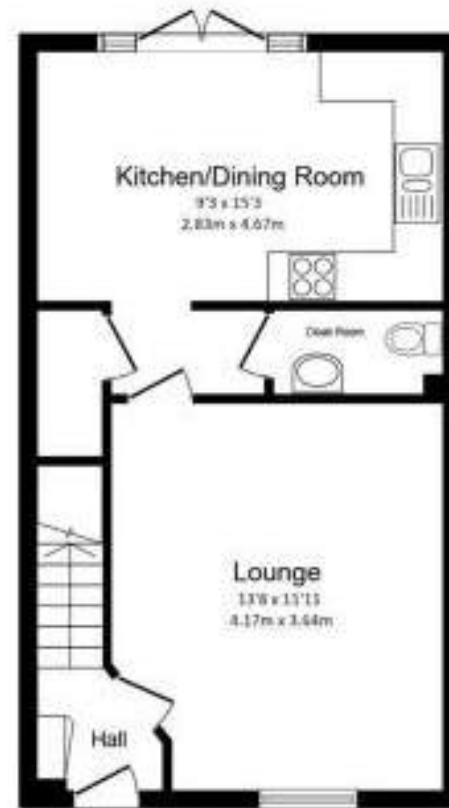
At the front of the property is a private driveway with space for two cars, along with an EV charging point – a feature that reflects the home's strong green credentials and readiness for the future.

This is a home that offers more than just modern comfort – it delivers practical design, efficient living and a location close to the heart of Chudleigh, with excellent links to Dartmoor, Exeter and beyond.





Floorplans



Ground Floor



First Floor

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

Key Facts for Buyers

TENURE - Freehold .

COUNCIL TAX BAND - C

EPC - B

SERVICES

All mains services are connected.

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.



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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, 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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About... Chudleigh

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.





SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

