



3 LOWER TRINDLE CLOSE, CHUDLEIGH



## 3 LOWER TRINDLE CLOSE

CHUDLEIGH , Devon TQ13 0FA

This elegant three-bedroom former show home offers a superb standard of living in one of Chudleigh's sought-after neighbourhoods. Immaculately presented and thoughtfully designed, the property blends contemporary style with family comfort – from the modern planned interior to the landscaped garden beyond. Chain free and move-in ready, this is a home you can step into and start enjoying from day one.

Set on the edge of town, with Dartmoor moments away and superb access to Exeter, Plymouth and the M5, this home provides the ideal balance between countryside lifestyle and modern convenience. Whether relaxing by the wood burner, hosting family and friends, or watching children play in the garden, this is a home that feels both special and instantly welcoming.

Guide Price £365,000



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

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## ✦ KEY FEATURES ✦

- Chain free and move-in ready
- Sleek open-plan kitchen/dining space ideal for family meals & entertaining
- Dual-aspect living room with French doors opening to the garden
- Stylish Nordpeis wood burner creating a warm, inviting focal point
- Three bedrooms — each with fitted wardrobes
- Principal bedroom with en-suite shower room
- Landscaped level rear garden with decking – perfect for play or al fresco dining
- Driveway parking and garage with power and lighting





A warm welcome greets you as you head into the home, with wood-effect flooring that continues through the ground floor living spaces. A generous cloakroom and useful storage make this a practical yet elegant entrance for busy family life.

Head in to the Living Room which is a stylish, dual-aspect room designed for relaxation and connection. A feature Nordpeis wood burner with slate hearth creates a sophisticated focal point, while French doors lead directly out to the garden — perfect for summer gatherings, playtime on the lawn, or quiet mornings with the doors open to the fresh Devon air.

The Kitchen / Dining Room is the heart of the home and offers open-plan space - ideal for family meals, hosting friends or keeping an eye on homework while supper cooks. Finished with contemporary units, integrated appliances (including double oven and dishwasher) and space for a large dining table, the room flows beautifully and encourages sociable, family living.







To the First Floor there are three bedrooms. The main bedroom offers a calm and stylish sanctuary. With fitted wardrobes and a modern en-suite shower room, this bedroom offers comfort, privacy and a touch of luxury. Bedroom Two is a double bedroom with fitted wardrobes and natural light – ideal for a child, teenager, nursery or guest room. Whilst, bedroom three also offers fitted storage with window to the rear elevation.

The family bathroom is well maintained and designed for family ease, featuring a full white suite, part-tiled walls and a large feature mirror.





# Outside

The property enjoys a larger than average plot with a stand out garden - beautifully landscaped, level, and designed for easy enjoyment.

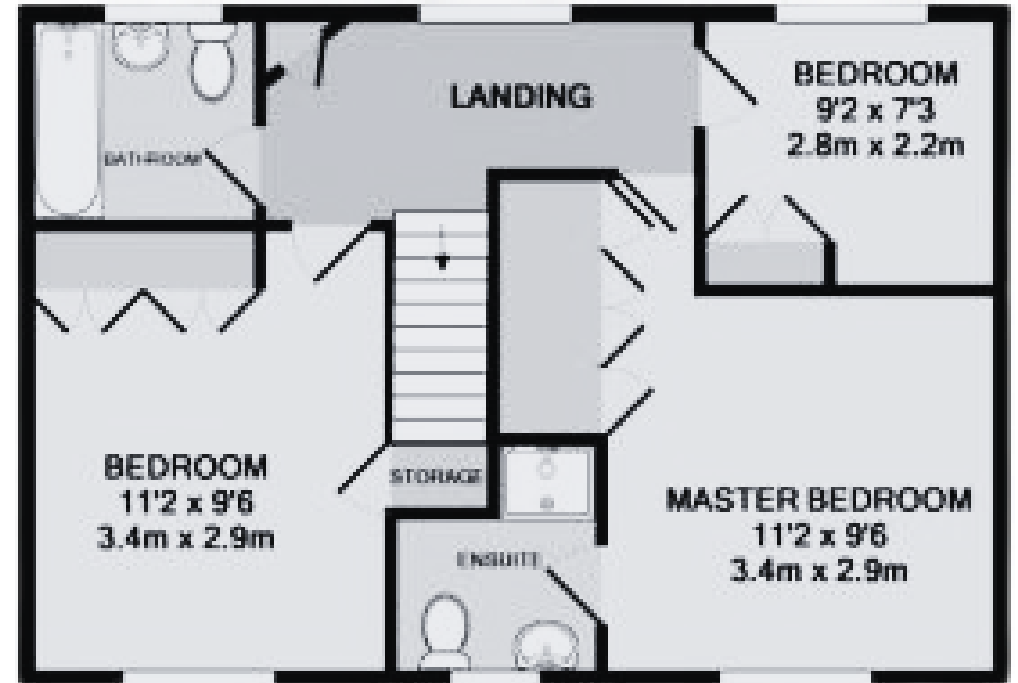
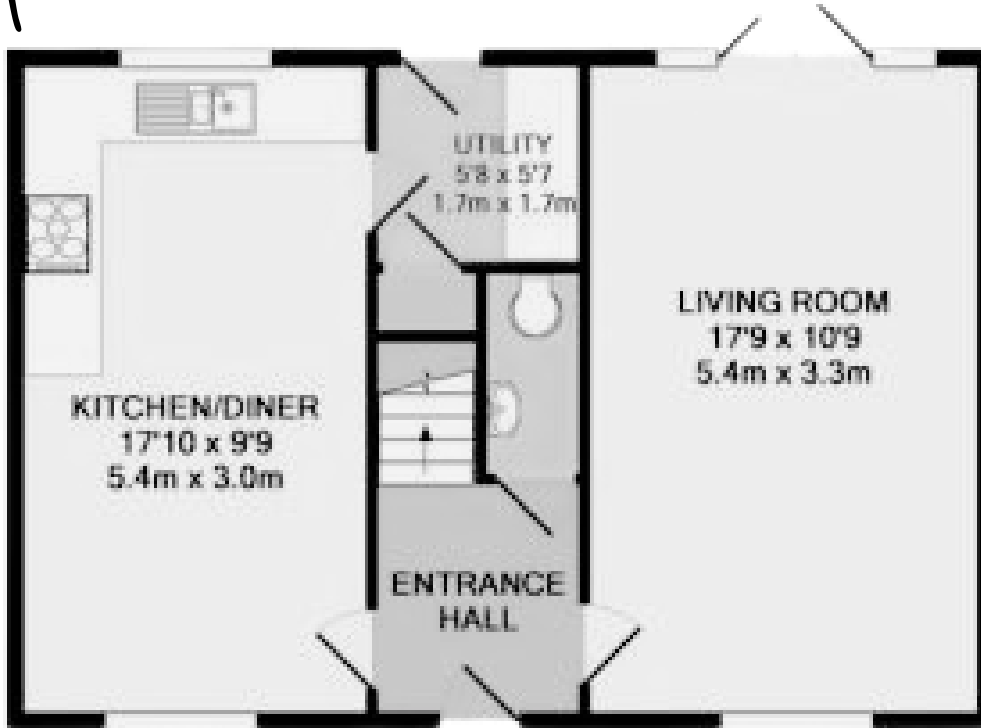
There is a large decked terrace for dining or entertaining, lawn for play, raised planters and mature planting, it's a wonderful extension of the living space. A side door gives access into the garage which has a metal up and over door and private parking to the front.

Chudleigh is a vibrant Devon market town with a strong community spirit, excellent schools, independent shops, parks, sports clubs and superb transport links. Perfect for those wanting village lifestyle with quick access to the coast, Dartmoor and the city.





# Floorplans



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 with no onward chain.

Please note that there is a Management Charge for the upkeep of the landscaping and play areas. Please contact the agents for more information.

**COUNCIL TAX BAND** - D

**EPC** - C

**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](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.



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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 £30 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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

## 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

