



45 NEW EXETER STREET, CHUDLEIGH



45 NEW EXETER STREET

CHUDLEIGH • DEVON



Step inside this spacious and well proportioned five-bedroom home, well designed for family living across three generous floors. Located in the heart of the sought-after town of Chudleigh, this charming mid-terrace property effortlessly blends period character with everyday comfort. With the added bonus of a walled garden and private parking, it's a rare find that offers both style and practicality – come and see for yourself.



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

01626 852666

HELLO@SAWDYEANDHARRIS.CO.UK



Step inside...



From the moment you step inside, the feeling of space and charm are clear. The ground floor offers a sociable open-plan kitchen and dining room—perfect for busy breakfasts and family dinners—with character features such as exposed ceiling beams and a stone fireplace with log burner. Doors lead directly onto the garden, creating a lovely flow between indoor and outdoor living.







The first floor hosts a large, bright sitting room with two windows and a decorative fireplace – the ideal family hub – alongside a generous double bedroom and the main family bathroom.







On the second floor, you'll find four further bedrooms, each offering great flexibility for sleeping space, guest rooms, home offices or playrooms.





The family bathroom with a shower-over-bath setup and a linen cupboard housing the combination boiler completes the second floor.





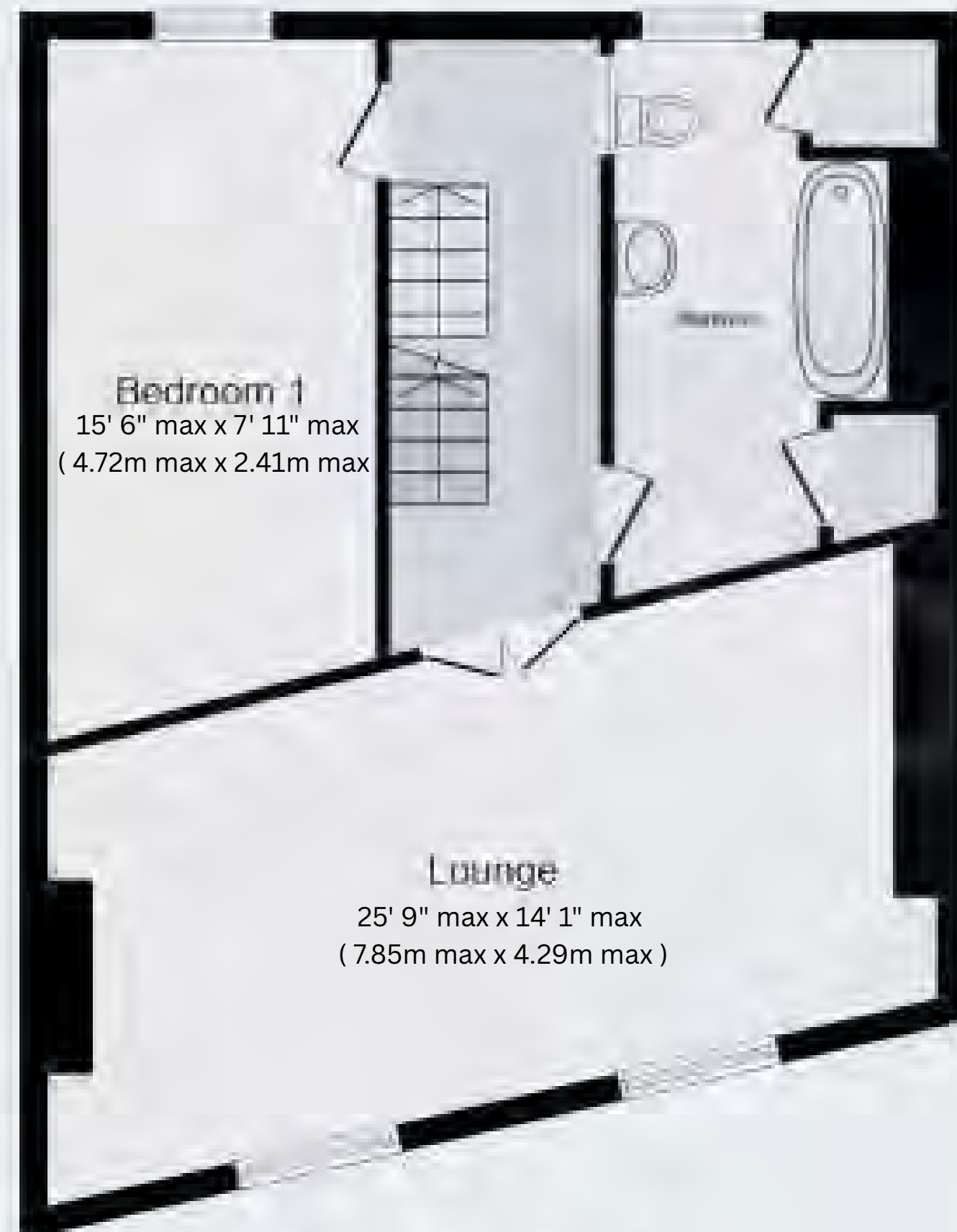
Outside, the private rear garden offers a large raised deck—ideal for summer dining and entertaining—plus gravelled terrace, low-maintenance planting, and a stone-built workshop/summerhouse with power. There is also highly sought after private parking to the rear, accessed via a secure gate and access lane.



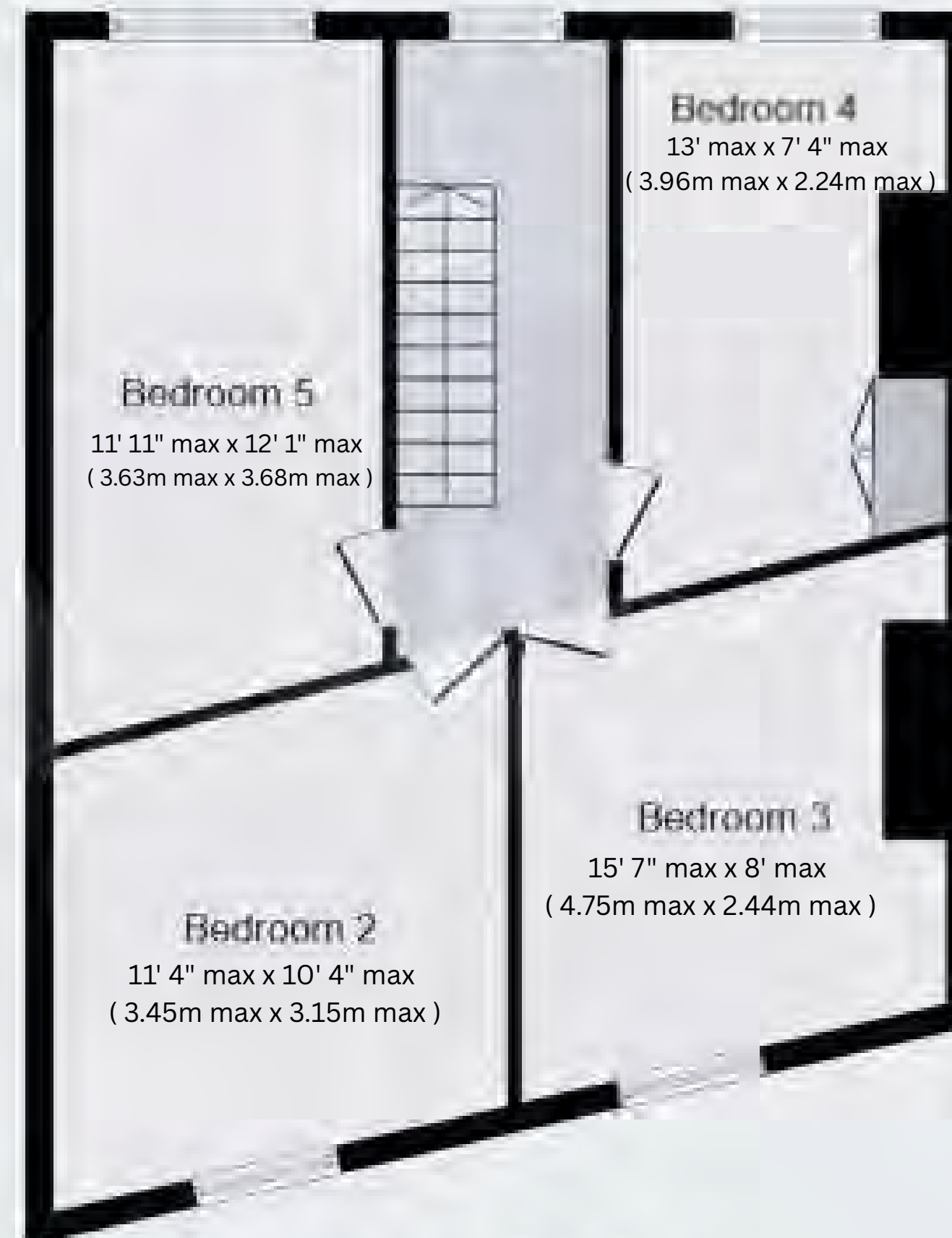
Floorplans



Ground Floor



First Floor



Second Floor



Outbuilding

Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX - Band D

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating

BROADBAND

Superfast 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 ...

Property Report - Key Facts for Buyers

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 their Dartmoor Office - 01364 652652 or Teign Valley Office - 01626 852666.

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.

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 plus VAT 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.

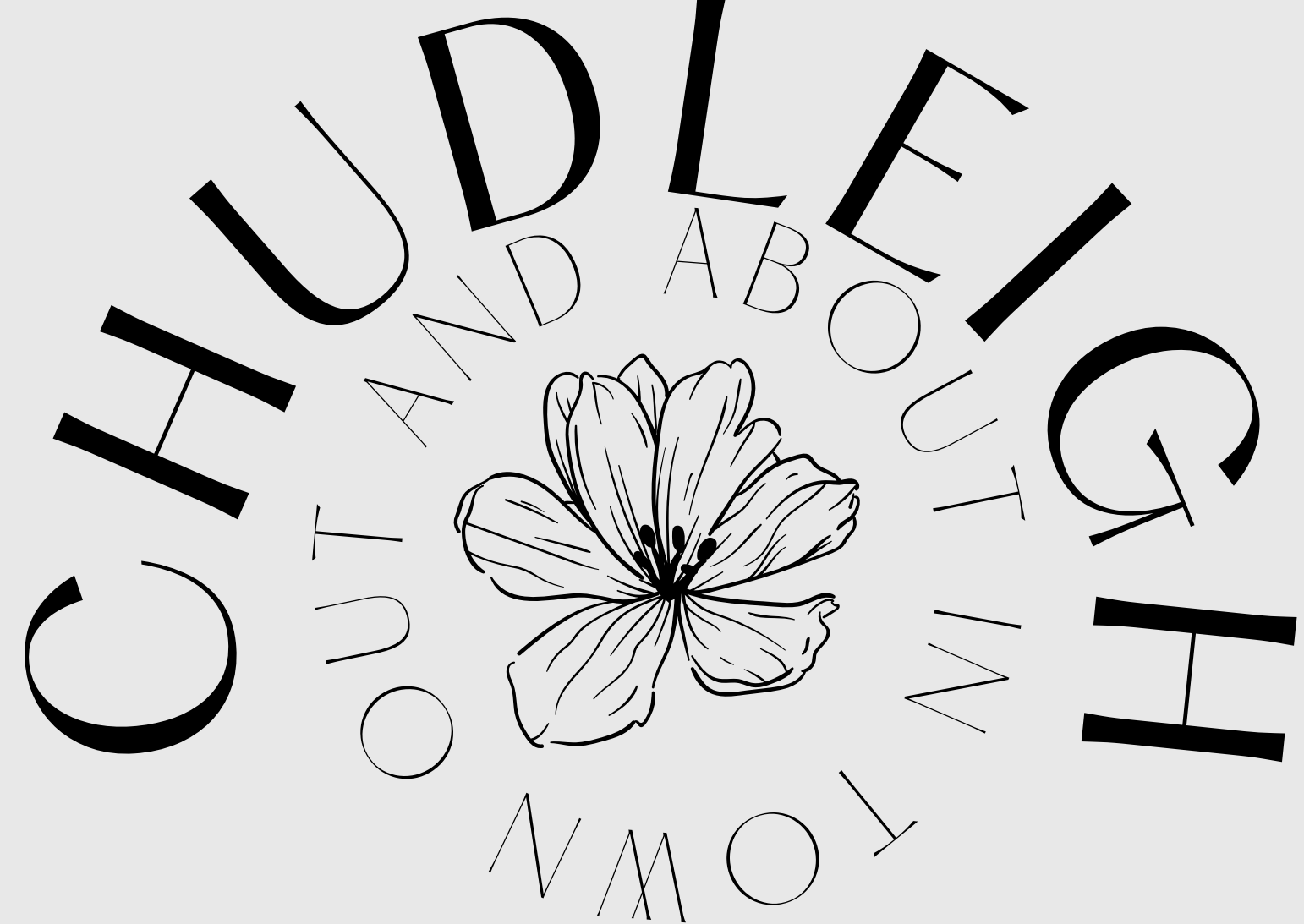
The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

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.



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.





SAWDYE & HARRIS
CELEBRATING 175 YEARS

45 NEW EXETER STREET

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666 |
Email: hello@sawdyeandharris.co.uk

