



5 WOODWAY STREET, CHUDLEIGH





5 WOODWAY STREET

CHUDLEIGH , Devon TQ13 0JU

A self-contained first floor apartment with its own private entrance, garden and allocated parking — offered with no onward chain and vacant possession.

Positioned in the heart of Chudleigh, this one-bedroom home offers the independence and privacy often sought but rarely found at this price point. With its own front door, outside space and parking, it feels far more like a compact house than a typical apartment.

Ready to move straight into, this is a straightforward and appealing opportunity for first-time buyers, downsizers or investors.

Guide Price £135,000



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

01626 852666
HELLO@SAWDYEANDHARRIS.CO.UK



The property is accessed directly from the front of the building via its own private entrance, giving complete independence from neighbouring properties.

Stairs rise to the first floor where the accommodation is arranged across a practical and well-balanced layout.

The kitchen/dining room is bright and functional, fitted with a range of units and offering space for a small table and chairs. A large window allows natural light to flow in, creating a welcoming and usable everyday space.

The lounge is a comfortable room, with window to the front elevation. Its proportions allow for flexible furniture arrangements without feeling crowded.





Set to the front of the property, the bedroom benefits from a town outlook across the neighbouring rooftops, giving a sense of openness and light. It provides a practical and peaceful space that is easy to arrange and personalise.

The bathroom is fitted with a white suite comprising bath with shower over, wash hand basin and WC.



Outside

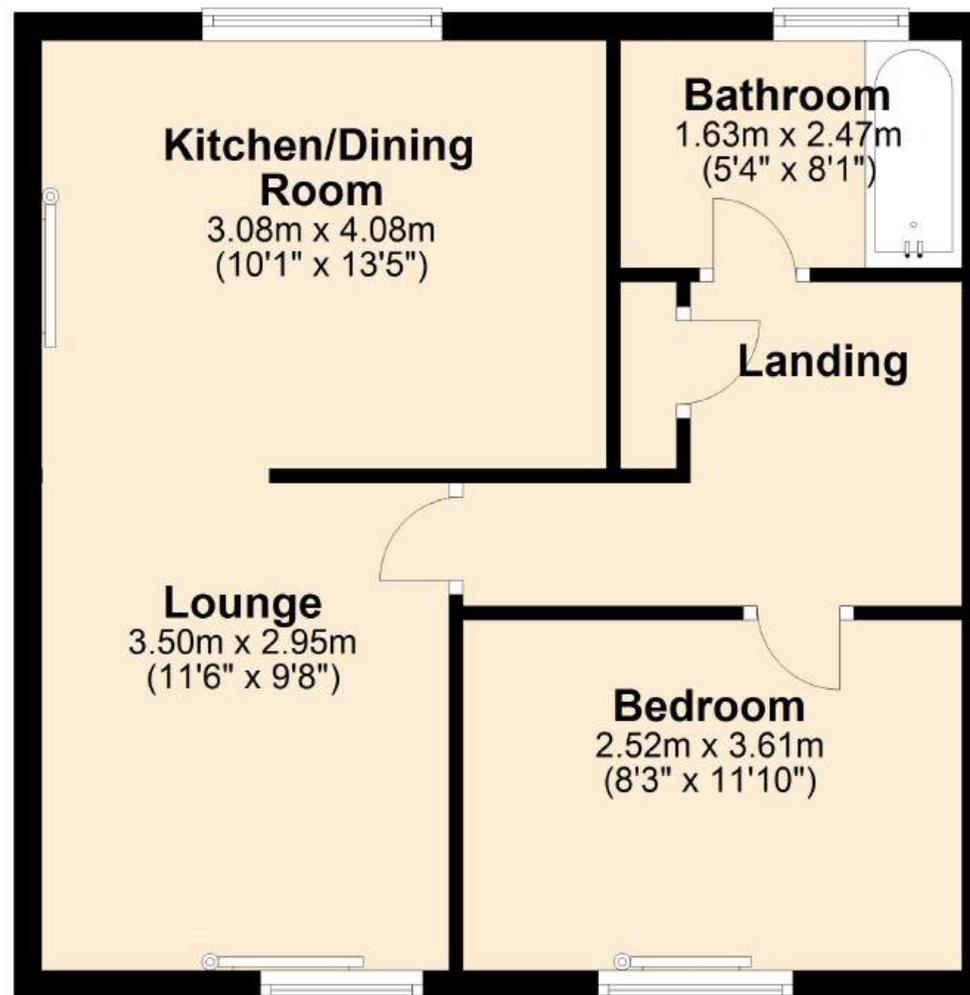
A particular advantage of this home is the inclusion of its own private garden area — ideal for enjoying outdoor seating, container planting or simply having a manageable outdoor retreat.

In addition, there is an allocated parking space providing convenience and ease for everyday living.



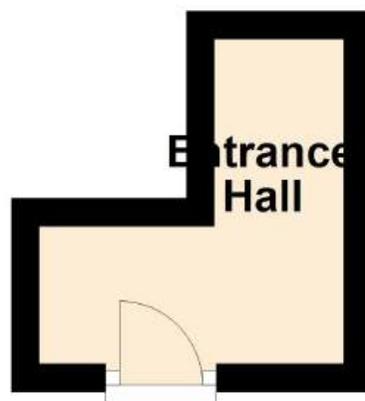
First Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



Ground Floor

Approx. 3.4 sq. metres (37.0 sq. feet)



Total area: approx. 47.8 sq. metres (514.8 sq. feet)

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 plans and aerial images are not to scale and for illustrative purposes only.

Key Facts for Buyers

TENURE - Leasehold to be created on exchange of Contracts.

Important Information – Section 157 (Devon Rule)

This property is subject to a Section 157 restriction under the Housing Act 1985. This means that purchasers must have lived or worked within Devon for the three years immediately preceding purchase, or otherwise meet the specific eligibility criteria set out under the legislation. We recommend that any prospective purchaser confirms their eligibility with the Local Authority prior to making an offer.

COUNCIL TAX BAND - A

EPC - C

SERVICES

All mains services are connected. There is gas fired central heating at the property.

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](#)

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, 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.

About... Chudleigh

Chudleigh is a thriving market town with a wealth of charm and community spirit. With a popular weekly market and excellent bakery, the town is well served by a good range of independent 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.

For those prioritising accessibility and community, Chudleigh offers everything within easy reach - ideal for a comfortable, connected lifestyle.

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.



5 WOODWAY STREET

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

