



30 MILLSTREAM MEADOW, CHUDLEIGH, TQ13 0PG





30 MILLSTREAM MEADOW

CHUDLEIGH - DEVON

30 Millstream Meadow comprises a well-presented four-bedroom detached home with garage, driveway parking and an enclosed garden, positioned within a popular residential setting in Chudleigh.

Arranged over two floors, the property offers balanced and practical accommodation including a bright sitting room, a kitchen/dining space and a garden room that opens onto the garden. Upstairs, four well-proportioned bedrooms include a principal bedroom with en suite, alongside a family bathroom.

Light, neutral interiors run throughout, creating a home that is immediately comfortable and ready to move into, while still offering scope to personalise over time.



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Step inside...



Stepping through the front door, you are welcomed into a light-filled and well-proportioned home, where each space connects naturally to the next. To the front, the sitting room offers a calm and comfortable introduction centred around a feature fireplace, creating a natural focal point for everyday living. It is a room that feels both inviting and easy, equally suited to quiet evenings or time spent with family.

Moving through, the house opens into the kitchen /dining room — a practical and well-arranged space that forms the heart of the home. With ample storage and preparation areas, alongside room for a family dining table, this is a space equally suited to everyday living and informal entertaining. From here, the flow continues seamlessly into the garden room/conservatory.





Positioned to the rear, this is a particularly enjoyable part of the house — filled with natural light and offering a direct connection to the garden beyond. Whether used as a second sitting area, a place to unwind, or an informal entertaining space, it adds an extra layer of flexibility to the ground floor and enhances the overall sense of space.

Together, these rooms create a layout that works effortlessly — practical, sociable and well-suited to modern living.





Upstairs, the home continues to offer a sense of balance and practicality, with four well-proportioned bedrooms arranged around a central landing. The principal bedroom is a comfortable and private space, complete with its own en suite — a valuable addition that enhances the day-to-day ease of living. Light in feel, it provides a calm retreat at the end of the day.

The remaining three bedrooms are equally versatile, offering flexibility for family life, visiting guests or home working. Each room enjoys good natural light and proportions that allow them to adapt as needs change over time.



The family bathroom is well-positioned to serve the additional bedrooms, creating a layout that is both functional and well considered for modern living. Fitted with a panelled bath, pedestal wash hand basin, WC and with part tiled walls.





The rear garden has been designed with ease and enjoyment in mind — a space that feels both practical and inviting. Stepping out from the garden room, a decked seating area provides the perfect spot for outdoor dining, morning coffee or relaxed evenings as the light softens. It creates a natural extension of the living space, encouraging an easy flow between inside and out. Beyond, the level lawn offers additional space for children, pets or simple everyday use, bordered by fencing that gives the garden a sense of privacy and enclosure.

Overall, the garden strikes a thoughtful balance — manageable without compromise, and perfectly suited to modern living. To the front, the property benefits from driveway parking alongside an integral garage, providing both convenience and valuable storage.

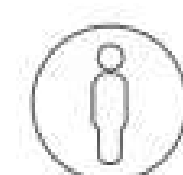
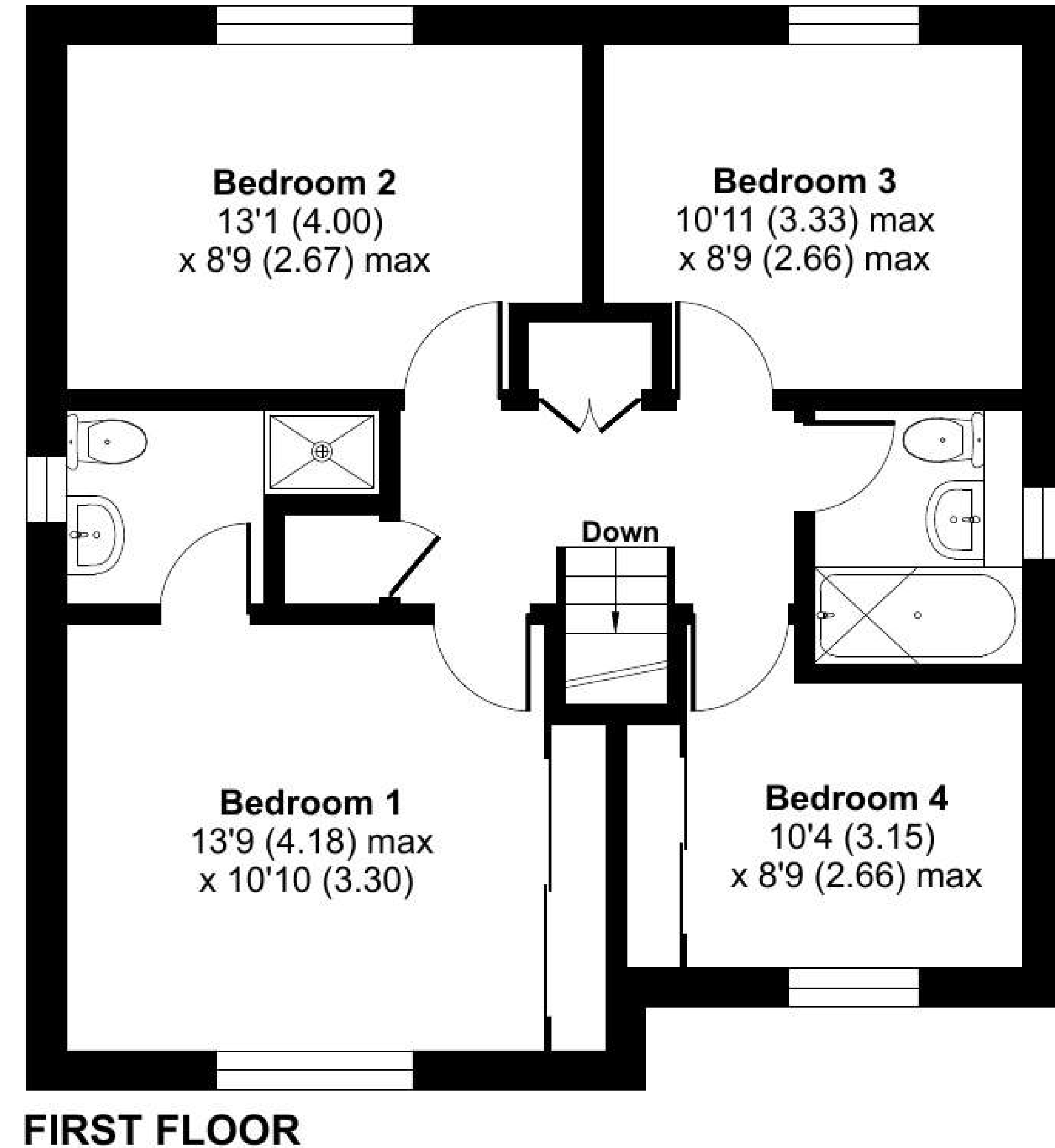
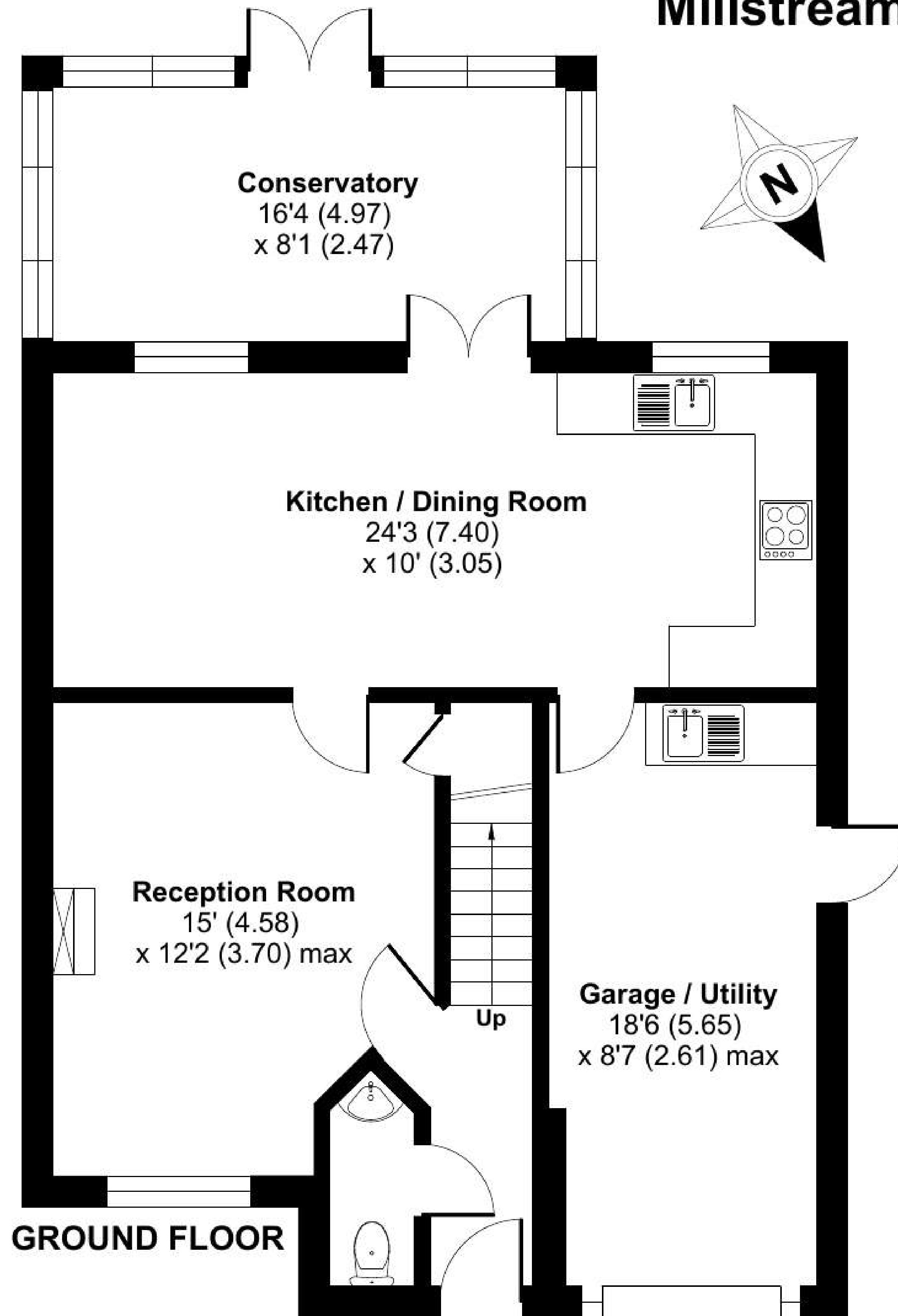
Millstream Meadow, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1249 sq ft / 116 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1407 sq ft / 130.6 sq m

For identification only - Not to scale



Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band E

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 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.

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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 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.

TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

ABOUT CHUDLEIGH

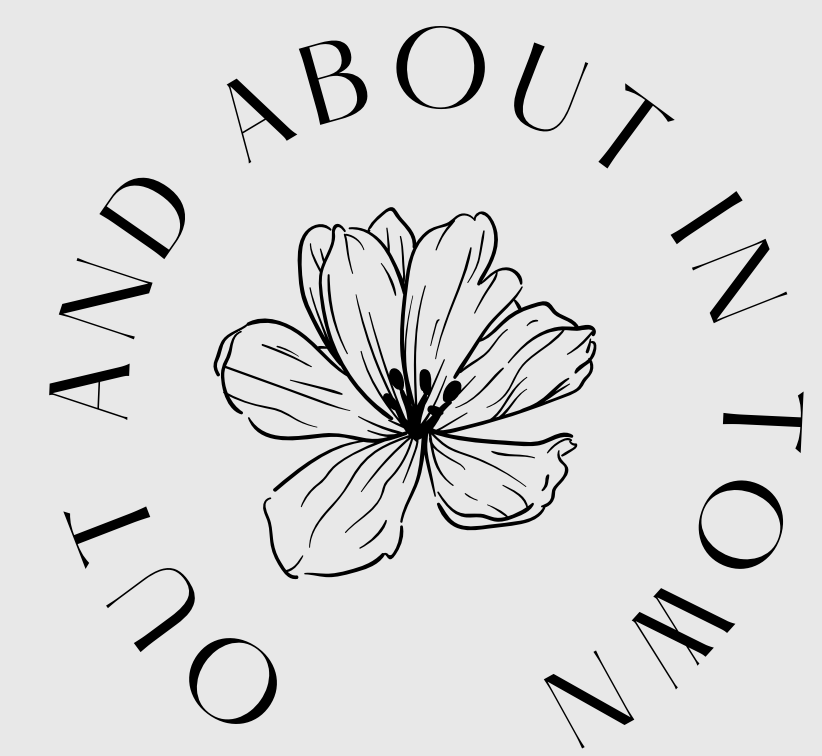
Chudleigh is one of those rare Devon towns that manages to feel both connected and quietly self-contained — a place where everyday convenience sits comfortably alongside a strong sense of community.

At its heart, you'll find a traditional town centre with independent shops, welcoming pubs and a well-regarded primary school, all contributing to a lifestyle that feels both practical and personal. It's a town where daily life is easy, yet never hurried.

Surrounded by rolling countryside and positioned on the edge of Dartmoor National Park, the setting invites a more outdoor way of living — from weekend walks and cycling to simply enjoying the changing seasons on your doorstep.

For those needing to travel further afield, the A38 is just moments away, providing swift access to Exeter, Plymouth and beyond, while mainline rail links from nearby Newton Abbot connect to London and the wider network.

This balance of accessibility, landscape and community is what makes Chudleigh such a consistently sought-after place to live — equally appealing to families, downsizers and those relocating to Devon.





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CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

