



ONE PYNSENT COURT, CHUDLEIGH

SAWDYCE
CELEBRATE



HARRIS
1ST YEAR

PROPERTY SUMMARY

- 🌟 Well-presented and ready to move into
- 🏠 Two-bedroom end-of-terrace home
- 🛋️ Generously proportioned lounge
- 🔍 Fitted kitchen
- 🛏️ Two comfortable bedrooms
- 🛁 Modern bathroom
- 🌿 Enclosed, manageable garden
- 🚗 Benefit of parking
- 📍 Convenient Chudleigh location
- 🔑 Offered with no onward chain

A well-presented two-bedroom end-of-terrace home, conveniently positioned within the popular town of Chudleigh.

Light, comfortable and ready to move into, the property offers practical accommodation arranged over two floors. The ground floor comprises an entrance hall, fitted kitchen and generously proportioned lounge, while upstairs are two bedrooms and a modern bathroom.

Outside, the enclosed garden provides a pleasant and manageable space, while the property also benefits from parking. Offered for sale with no onward chain, One Pynsent Court represents an excellent opportunity for first-time buyers, those looking to downsize or purchasers seeking a conveniently located investment.









The front door opens into an entrance hall, providing access to the kitchen and lounge, with stairs rising to the first-floor accommodation off the lounge. The kitchen is fitted with a range of wall and base units, complemented by wood-effect work surfaces and contrasting tiled splashbacks. There is space for the usual appliances, together with a window providing natural light. The lounge provides a bright and comfortable reception room, with a window to the side, bringing in plenty of natural light. Its good proportions allow flexibility when arranging both seating and occasional furniture, while the neutral decorative finish offers an easy backdrop for a new owner's style.





There are two comfortable bedrooms on the first floor. The principal bedroom is a well-proportioned double with space for bedroom furniture, while the second is a versatile room that would work well as a child's bedroom, guest room, dressing room or home office. Both rooms benefit from natural light and neutral decoration.



The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash basin and WC. Contemporary wall panelling and a window complete the room.

Outside

The property benefits from an enclosed garden extending around the front and side of the house, providing a manageable outdoor space with scope for seating, pots and planting.

The Parking spaces are situated slightly away from the property, accessed over the shared driveway to the far side of the property and are located at the end of this drive.

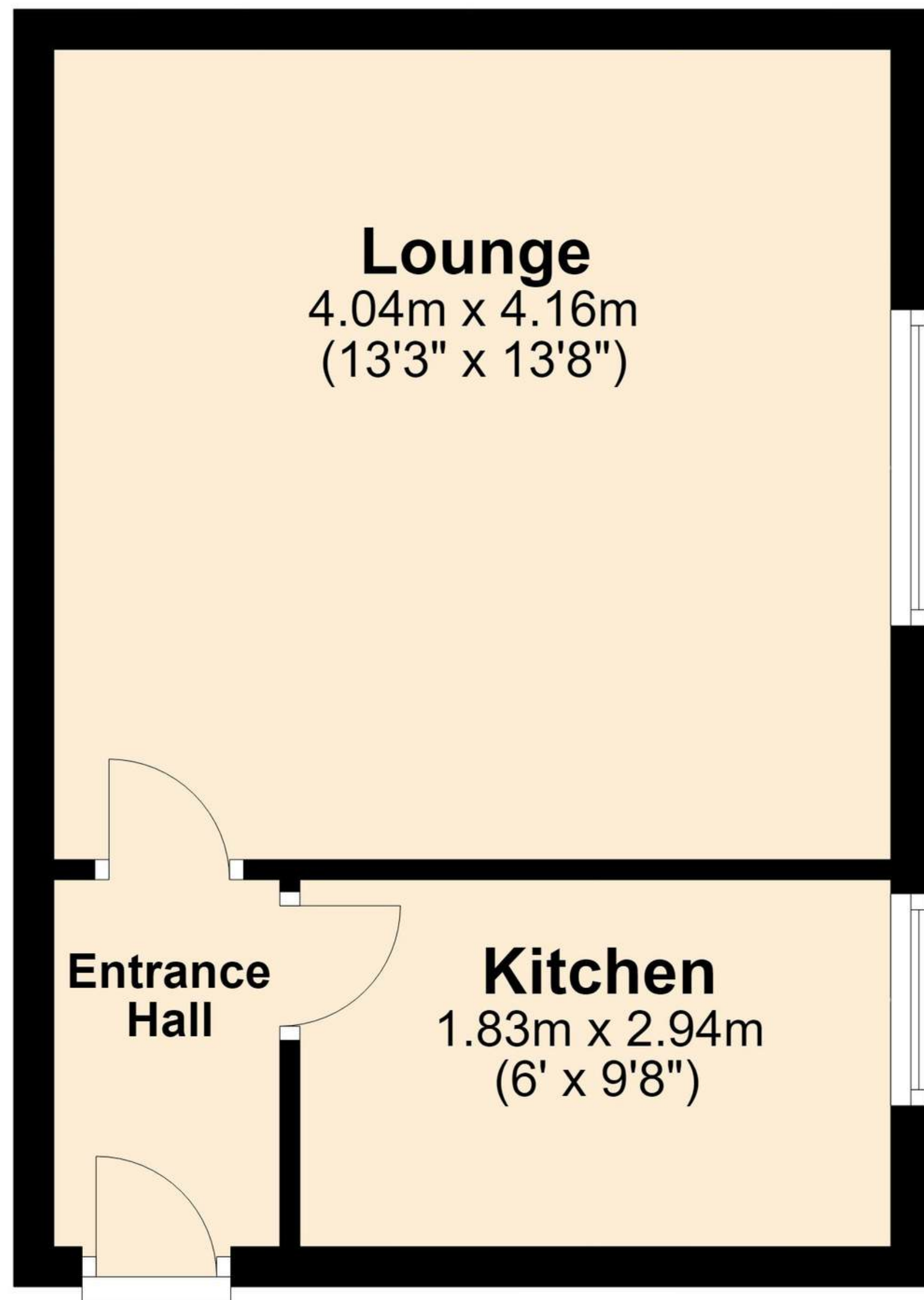
The end-of-terrace position creates an appealing sense of openness, while the benefit of parking adds valuable everyday convenience.





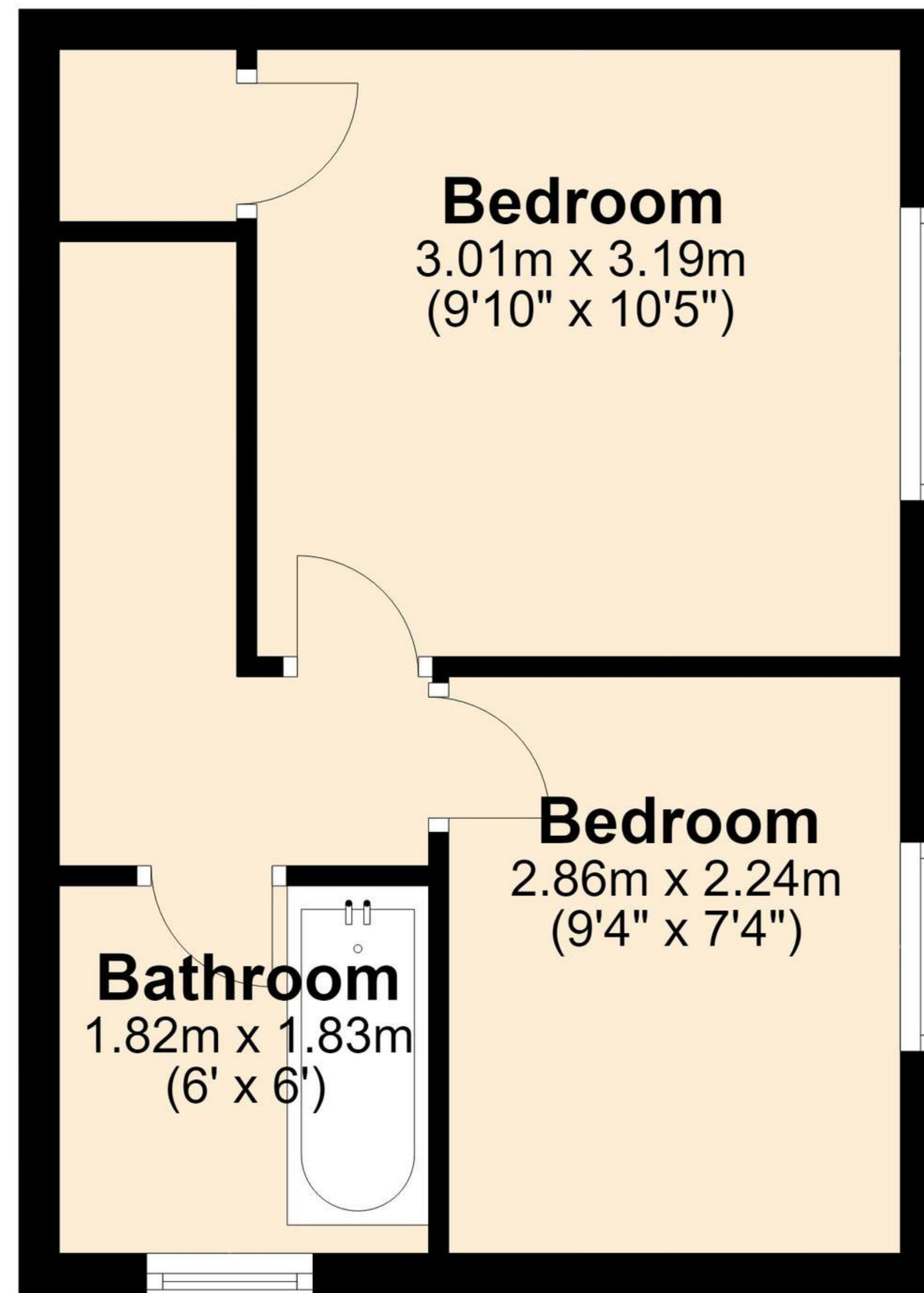
Ground Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.3 sq. feet)



Total area: approx. 49.7 sq. metres (534.5 sq. feet)

These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

Key Facts for Buyers

TENURE

Freehold with no onwads chain.

DECLARATION OF INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, prospective purchasers are advised that the sellers of this property are related to a Director of Sawdye & Harris.

COUNCIL TAX - Band B

EPC - C

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.

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 plus VAT. 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 offers an appealing balance of community, countryside and convenience, making it a popular choice for buyers looking to enjoy a more relaxed pace of life without feeling cut off.

The town has a strong local identity, with independent shops, cafés, pubs and everyday amenities all helping to create a genuine sense of community. There is also a busy local calendar and a heated outdoor swimming pool, adding to the town's active and sociable feel.

For those who enjoy being outdoors, Dartmoor is within easy reach, while Haldon Forest and the wider South Devon countryside provide further opportunities for walking, cycling and time spent outside.

Chudleigh is also particularly well placed for travel around the region. The A38 provides convenient connections towards Exeter, Newton Abbot and Plymouth, making the town a practical base for commuting as well as exploring South Devon.

For many buyers, it is this combination that gives Chudleigh its appeal: a well-connected small town with a strong community, excellent access to the countryside and everyday life close at hand.

ONE PYNSENT COURT

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

