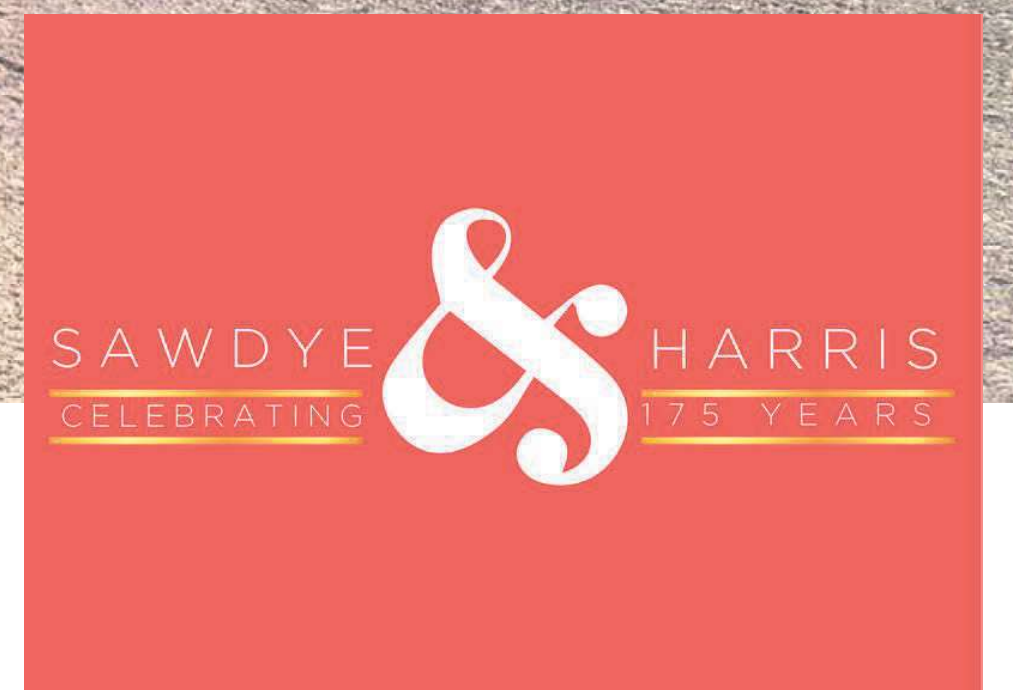




57 PALACE MEADOW, CHUDLEIGH



KEY FEATURES

- Well-presented three-bedroom family home
- Upgraded kitchen/dining space forming the heart of the home
- Bright and comfortable sitting room
- Modern, move-in ready condition throughout
- Three bright and light bedrooms
- Family bathroom with bath and shower over
- Driveway parking for three vehicles
- Garage providing additional storage or parking
- Enclosed rear garden with patio and lawn
- Detached studio/workshop ideal for home working or hobbies
- Convenient location with easy access to A38, Exeter and Dartmoor

A well-presented and upgraded family home offering a practical and easy-to-live-in layout. The modern kitchen/dining space sits at the heart of the property, complemented by three bedrooms, a private garden, garage and driveway parking. A detached studio/workshop adds valuable flexibility, making this a strong all-round home suited to modern living.





Welcome



From the front driveway head down the steps and to the front door. The space opens in to the entrance hall, with stairs rising to the first floor and an open storage area to the side, ideal for coats, shoes and everyday items.

From here, the lounge provides a bright and comfortable living space, with a pleasant outlook to the front. Well proportioned and easy to arrange, it offers a practical setting for day-to-day living and flows naturally through towards the kitchen and dining area.

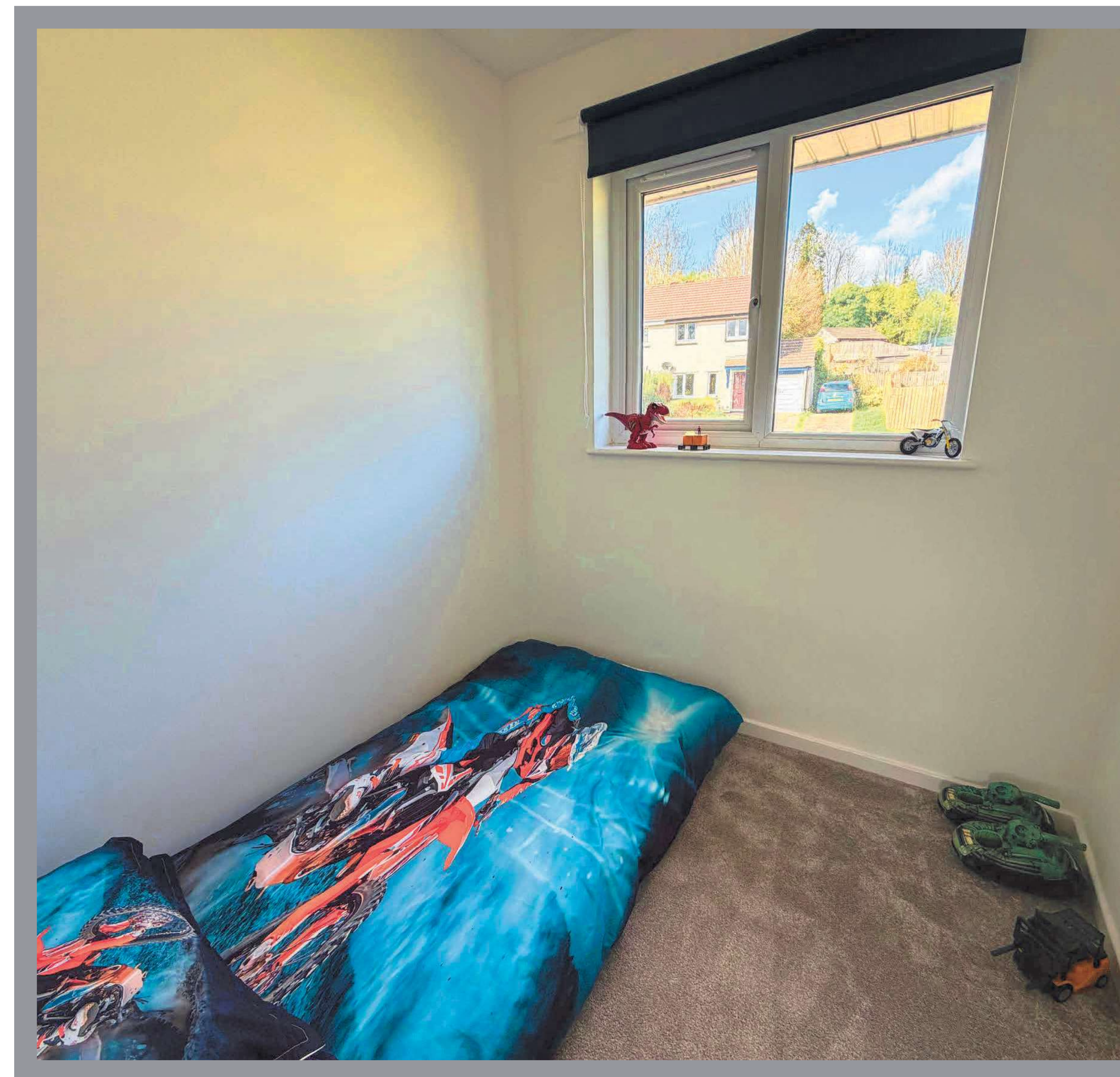


The kitchen and dining area has been upgraded to create a modern, well-finished space that now forms the heart of the home. Fitted with contemporary units, integrated appliances and generous worktop space, it is both practical and well suited to everyday use, with ample room for a dining table.

Doors open directly onto the rear garden, providing easy access outside and allowing the space to work particularly well during the warmer months.







Upstairs, the property offers three bedrooms, comprising two well-proportioned doubles and a third smaller room. The principal bedroom is positioned to the front of the property and is a comfortable double room with a pleasant outlook, providing a calm and well-balanced space. The second bedroom is another good-sized double, overlooking the rear garden, making it well suited for family use or guests. The third bedroom is a smaller room, ideal as a child's bedroom, nursery or home office, and benefits from a useful cupboard over the stairs providing additional storage.



The property also offers a modern family bathroom, fitted with a shaped bath with shower over, wash basin with vanity storage and WC. Well presented and of a good size, it offers a practical and comfortable space for day-to-day family use.

Outside

To the front of the property, there is driveway parking for up to three vehicles, along with a garage providing useful additional storage or parking.

The rear garden is enclosed and designed for ease of maintenance, with a combination of patio and lawn creating a practical and usable outdoor space.

A detached studio/workshop sits within the garden and provides excellent versatility, making it ideal for home working, hobbies or additional storage.









Ground Floor



First Floor

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. Any prospective purchaser should satisfy themselves by inspection or otherwise as to their accuracy.

Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band C

EPC - C

SERVICES

The property has all mains services connected. There is gas fired central heating installed.

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

57 PALACE MEADOW

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

