



31 LAWN GARDENS, CHUDLEIGH



Welcome



Set within an established Chudleigh neighbourhood, 31 Lawn Gardens combines a practical layout with the ingredients buyers value most: three bedrooms, a sociable kitchen and dining room, a good-sized rear garden, private parking and an attached garage.

The house has an easy, natural flow. A separate sitting room provides a comfortable place to unwind, while the kitchen and dining room opens directly onto the garden, allowing everyday life to move outside with ease. Upstairs, three bedrooms and a shower room offer useful accommodation for a couple, young family or anyone looking for a dedicated guest room or home office.

The rear garden is enclosed and laid to lawn. To the front, the driveway and garage take care of parking and storage.

Offered with no onward chain, this is an appealing opportunity to put down roots in one of Teignbridge's best-connected small towns.

The lounge sits at the front of the house, where a wide window brings in plenty of natural light and creates a comfortable setting for everyday relaxation.





The front door opens into an entrance hall, with the staircase rising to the first floor and access into the main ground-floor rooms.

To the rear, the kitchen and dining room forms the sociable heart of the home. The kitchen is fitted with white cabinetry, contrasting work surfaces and integrated cooking appliances, with further space for household appliances. Alongside, the dining area has room for a table and chairs, while sliding glazed doors open directly onto the garden, creating an easy connection between the house and outside.





Upstairs, the property offers three bedrooms arranged around the central landing. The principal bedroom is a comfortable double with space for freestanding furniture, while the second bedroom is another useful room for family members or guests. The third bedroom is more compact but highly practical, lending itself to use as a child's room, nursery, dressing room or dedicated home office.



The first-floor shower room is fitted with a walk-in shower enclosure, pedestal wash basin and WC. A window brings in natural light and ventilation, while the straightforward arrangement makes good use of the room's proportions.

Outside

A private driveway provides off-road parking and leads to the attached garage, giving valuable additional parking, storage or workshop space.

The rear garden adds real appeal. A paved terrace sits immediately outside the kitchen and dining room, creating an obvious spot for outdoor furniture and summer dining. Beyond, the lawn is bordered by mature trees and shrubs, giving the garden a leafy, established feel and a pleasing sense of enclosure.

There is enough room to enjoy as it is, while also offering scope for a new owner to introduce further planting, play space or additional seating areas over time.





Lawn Gardens, Chudleigh, Newton Abbot, TQ13

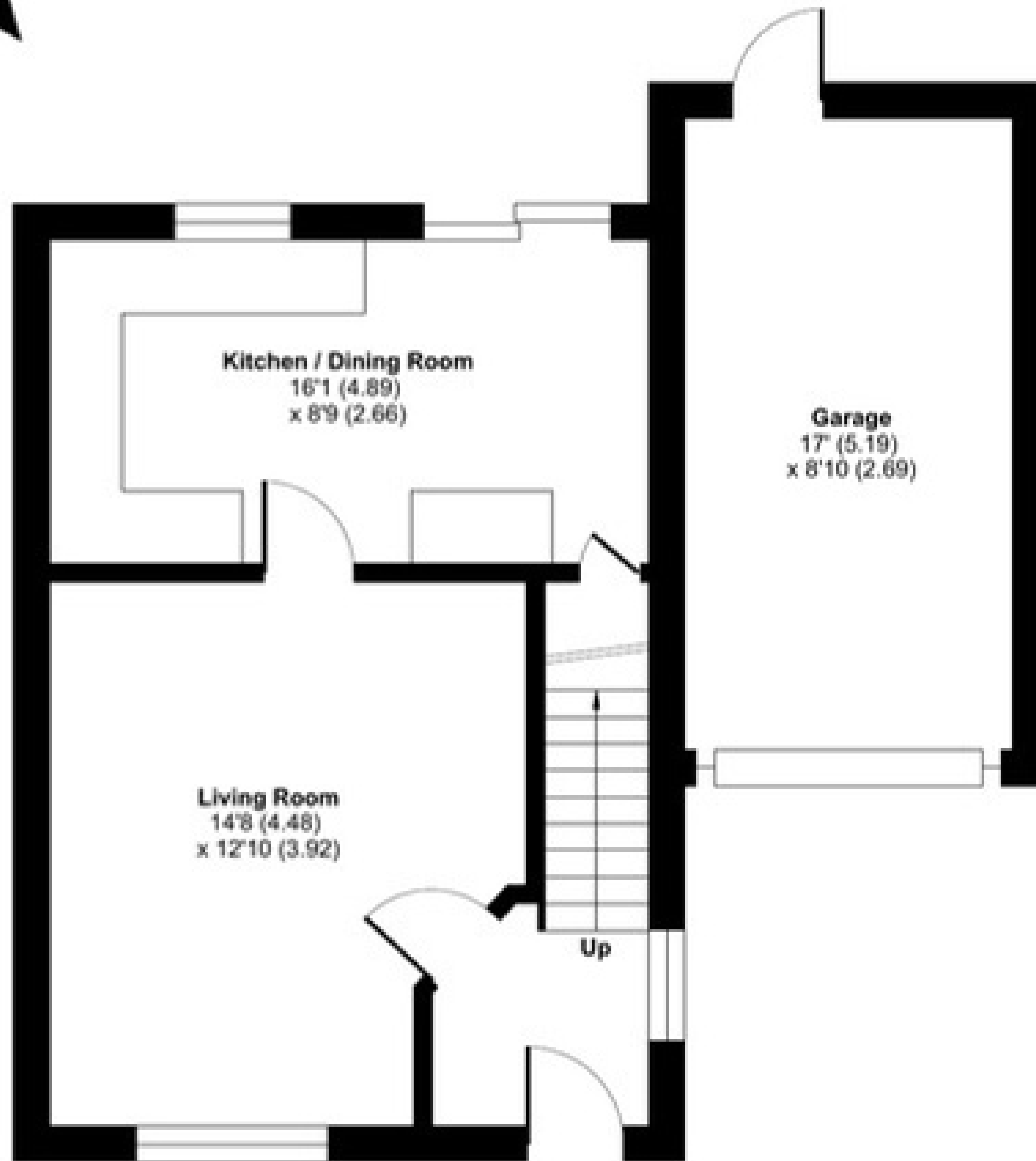


Approximate Area = 774 sq ft / 71.9 sq m

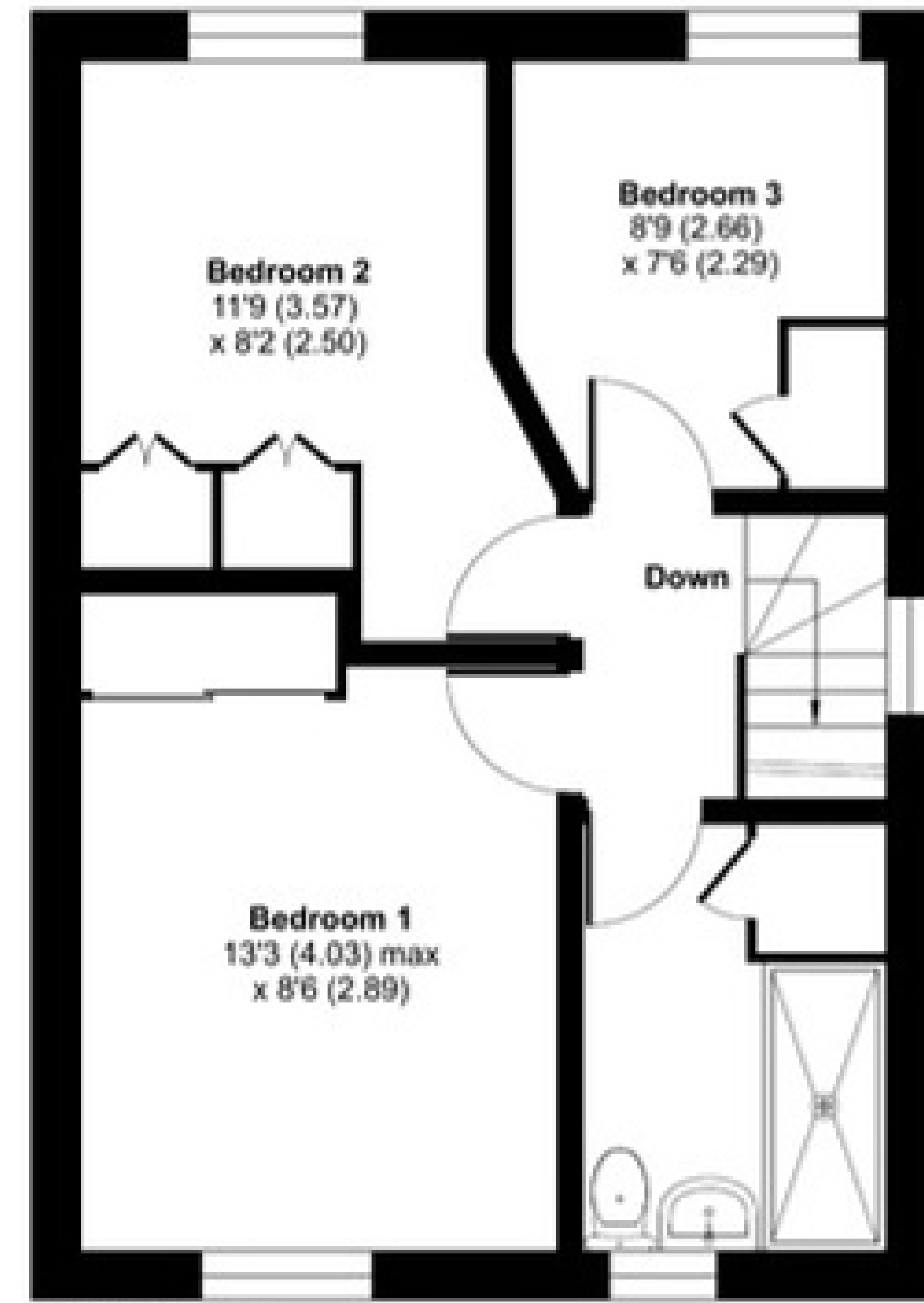
Garage = 150 sq ft / 13.9 sq m

Total = 924 sq ft / 85.8 sq m

For identification only - Not to scale



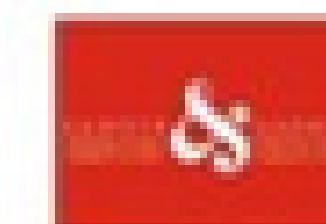
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1500421



KEY FACTS FOR BUYERS

TENURE

Freehold.

COUNCIL TAX - Band D

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.

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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 has a strong sense of identity, combining the atmosphere of a traditional Devon market town with excellent links across the county. Independent shops, cafés, a Co-op, health centre, pharmacy and primary school support day-to-day life, while the surrounding countryside gives the town a more relaxed, outdoors-focused feel.

From Lawn Gardens, the town's amenities are within convenient reach, yet the A38 is also close at hand for straightforward travel towards Exeter, Newton Abbot and Plymouth. Newton Abbot provides a mainline railway station, while Dartmoor, the Teign Valley and the South Devon coast all offer easy opportunities for weekends outdoors.

Closer to home, Chudleigh Rocks brings dramatic limestone scenery and woodland walks to the edge of the town, making this an appealing base for buyers who want convenience without losing touch with the landscape.



31 LAWN GARDENS

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

