



5 LEARS LANE, CHUDLEIGH



## KEY FEATURES

- Three-bedroom semi-detached home
- Corner plot with wrap-around garden
- Scope for updating and improvement
- Good sized kitchen/dining room
- Separate sitting room
- Family bathroom
- Gas central heating
- All mains services connected
- Two allocated parking spaces to the rear
- Convenient location within Chudleigh with access to the A38, Exeter and Dartmoor

A three-bedroom semi-detached home set on a corner plot, offering a practical layout and clear potential for improvement. The kitchen/dining room sits at the heart of the property, complemented by a separate sitting room, while the wrap-around garden provides further opportunity to enhance. With two allocated parking spaces and all mains services connected, this is a home ready to be updated and shaped to suit modern living.



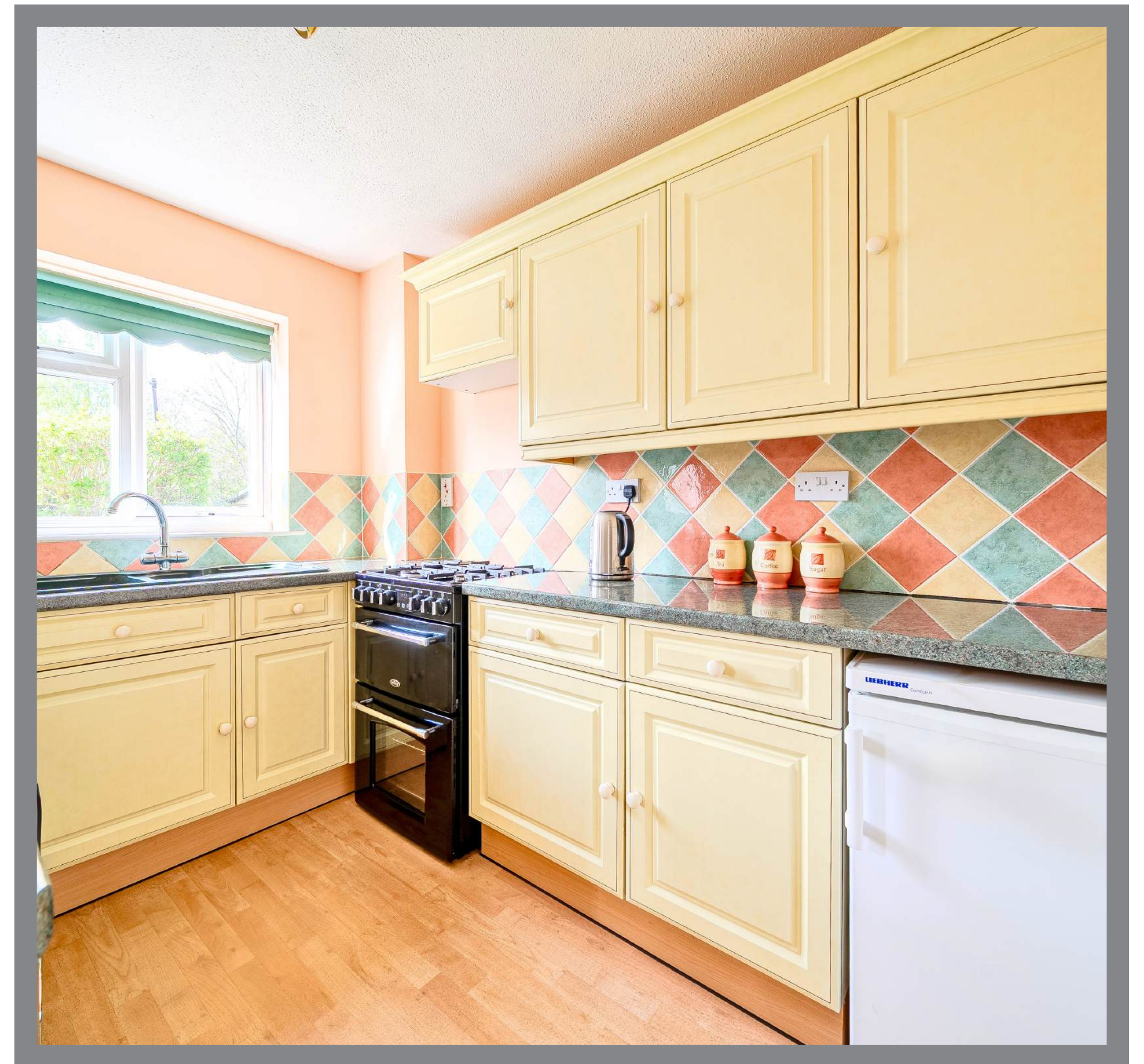


# Welcome

A useful entrance porch provides a practical point of arrival, leading through into the inner hallway where stairs rise to the first floor and the main rooms connect.

From here, the house begins to reveal its potential, with well-proportioned spaces arranged in a way that lends itself to updating and reworking over time, while remaining comfortable and functional as it stands.



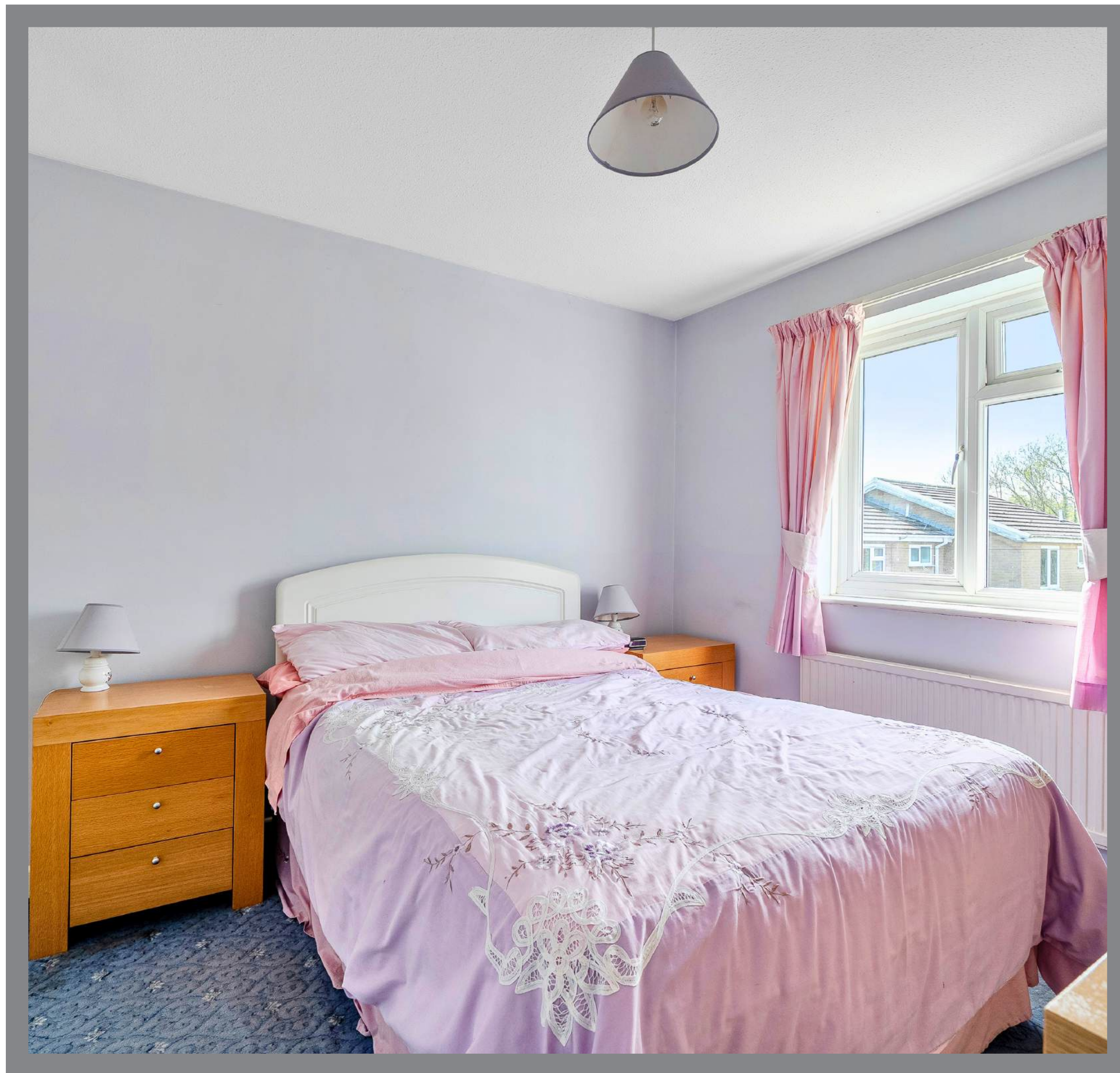


The lounge is positioned to the front of the property, providing a comfortable and well-proportioned space with a pleasant outlook. It offers a natural place to relax, with enough room to arrange seating easily, and a sense of separation from the rest of the house that works well for quieter moments.

To the rear, the kitchen/dining room forms the heart of the home. Generous in size, it accommodates both space for cooking and dining, with a layout that works for everyday use while offering clear scope to be updated or reconfigured over time. Positioned to the rear, it is a space that could be enhanced to better suit modern living, with potential to create a more open and sociable environment.







Upstairs, the first floor offers three bedrooms, arranged around a central landing. The principal bedroom is positioned to the front and provides a comfortable double room with built-in storage. The second bedroom, overlooking the rear garden, is another well-proportioned double, well suited to family use or guests, also with built-in storage.

The third bedroom is a smaller room, offering flexibility as a child's bedroom, study or workspace, with proportions that make it a practical addition to the overall layout.



The bathroom is fitted with a bath with shower over, wash basin and WC. A window to the side provides natural light, and the space is functional as it stands while offering clear scope for updating to a more contemporary finish, if desired.

# Outside

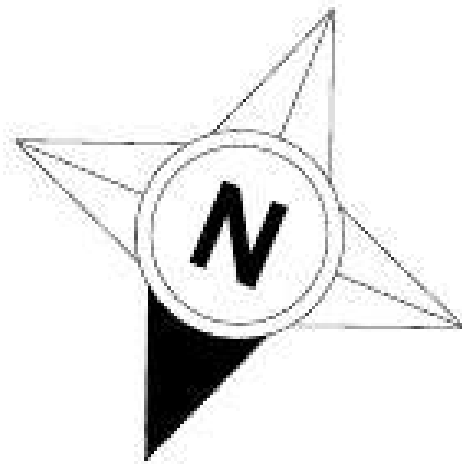
The corner plot is a great feature, offering a greater sense of space and opportunity than many similar homes.

The garden wraps around the side and rear, currently arranged with a combination of lawn and patio. It provides a strong foundation for landscaping or redesign, whether to create defined seating areas, expand outdoor entertaining space or introduce more planting.

To the rear, two allocated parking spaces provide convenient off-road parking.







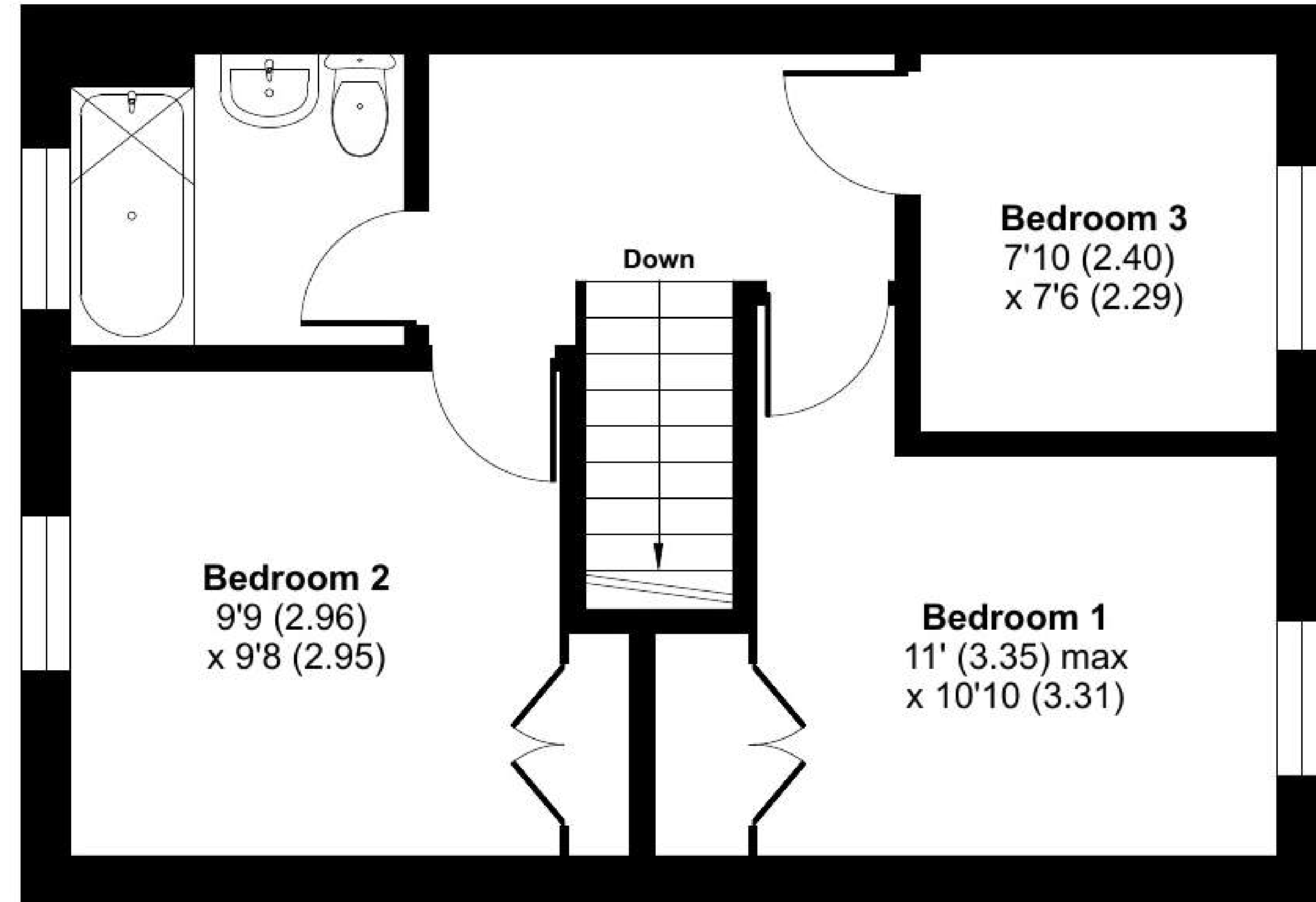
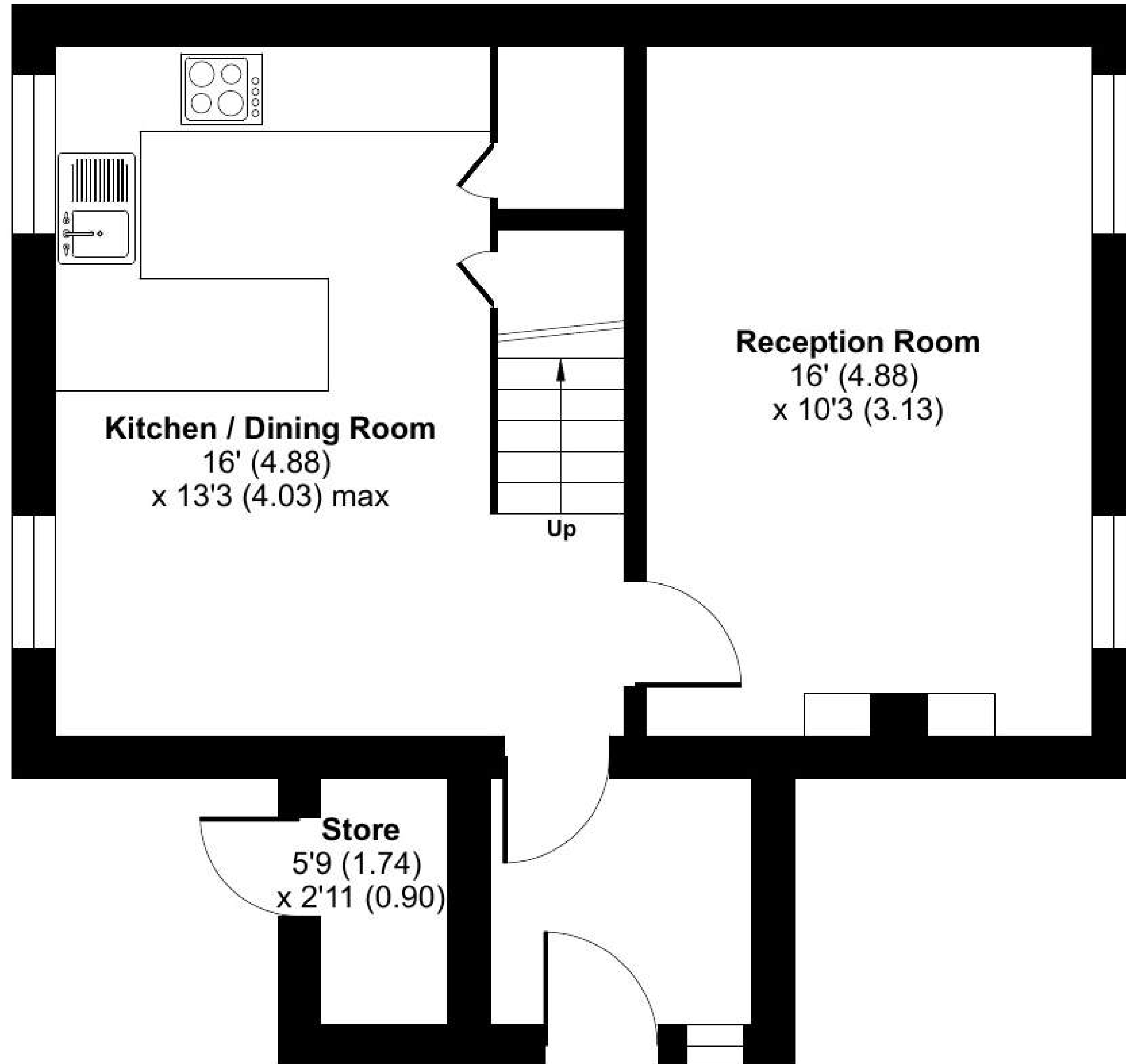
# Lears Lane, Chudleigh, Newton Abbot, TQ13

Approximate Area = 812 sq ft / 75.4 sq m

Outbuilding = 17 sq ft / 1.5 sq m

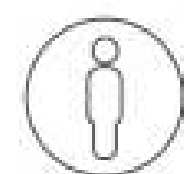
Total = 829 sq ft / 76.9 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1438258



# Key Facts for Buyers

## TENURE

Freehold with vacant possession on completion. No onwards chain.

## COUNCIL TAX - Band C

## EPC - D

## 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.

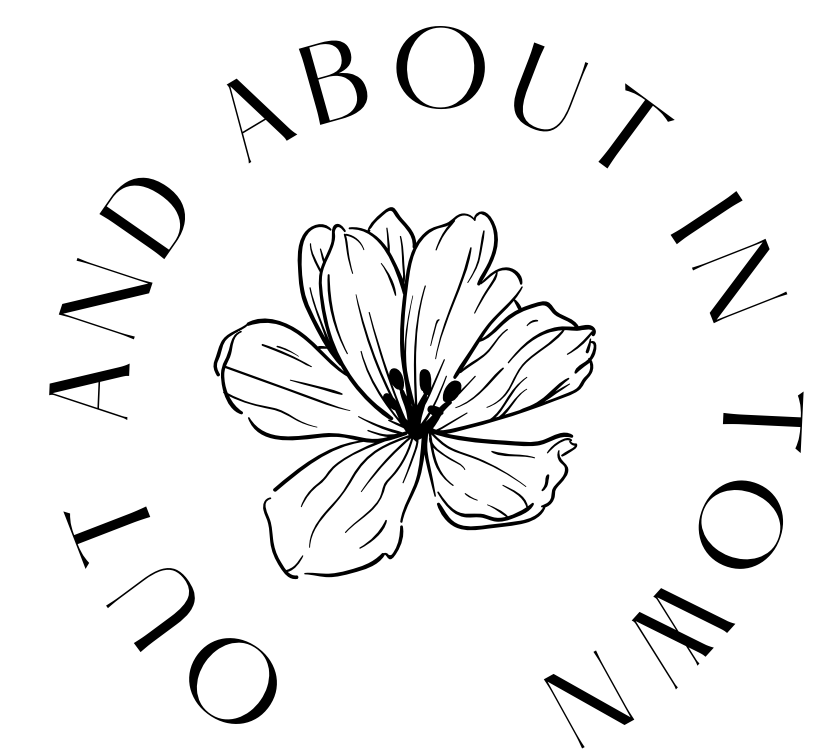
## THE RESULT?

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*

# 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.



# 5 LEARS LANE

CHUDLEIGH • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01626 852666  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

