



20 WEAVERS ROAD, CHUDLEIGH

SAWDYE & HARRIS
CELEBRATING 175 YEARS

PROPERTY SUMMARY

A fabulous contemporary kitchen and dining room gives this four-bedroom detached home real impact from the moment you step inside.

Bright, stylish and beautifully connected to the rear garden, the kitchen forms the heart of the house — a space designed for cooking, gathering and entertaining, with French doors opening directly outside and plenty of room around the dining table.

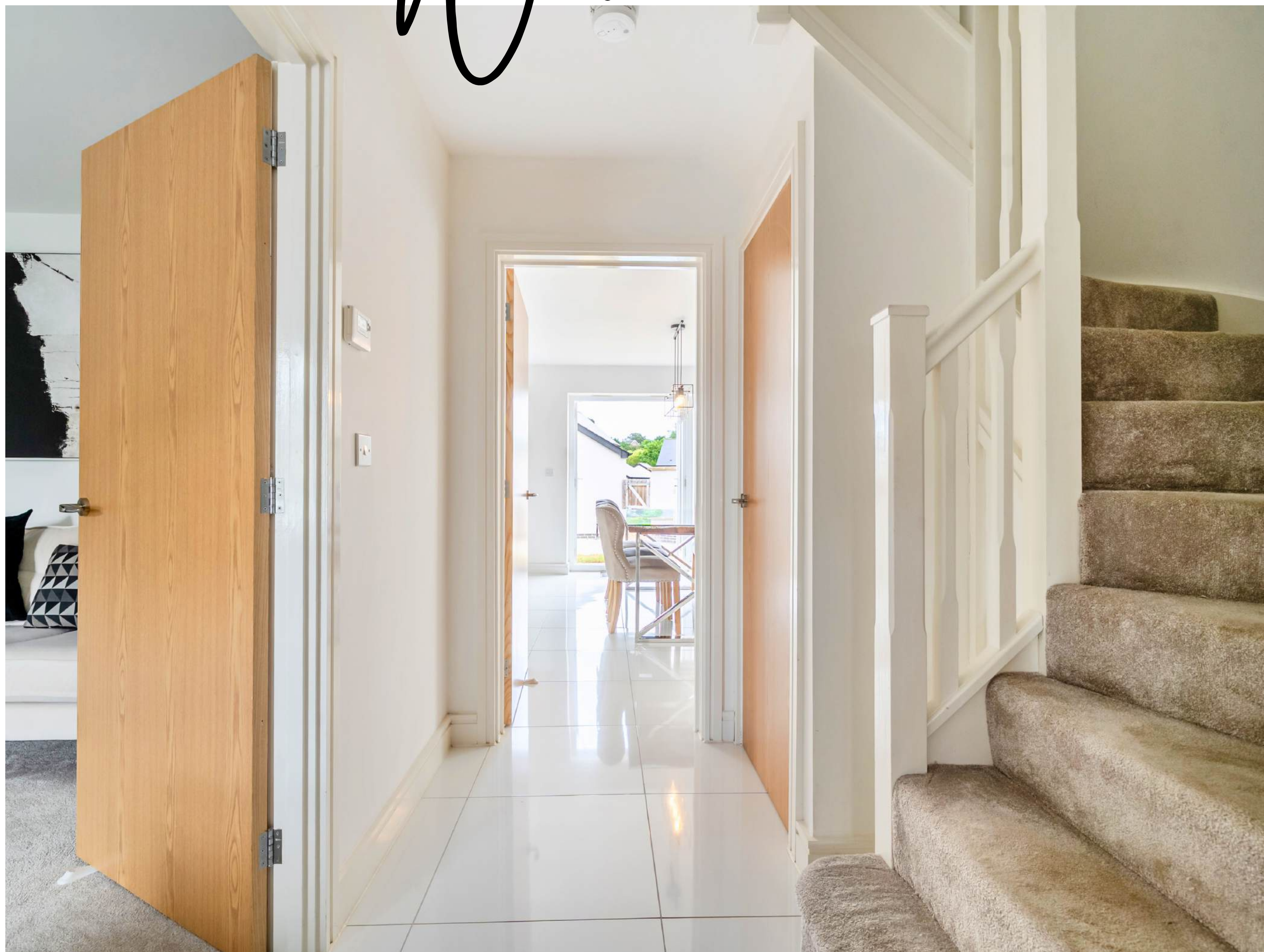
The rest of the accommodation is equally well balanced. A separate sitting room offers a comfortable place to unwind, while upstairs four bedrooms provide excellent flexibility for family life, guests or home working. The principal bedroom benefits from its own en suite, complemented by a modern family bathroom.

Outside, the enclosed rear garden offers a paved terrace for dining and relaxing, together with a lawned area, while the garage provides useful parking or storage.

Offered with no onward chain, 20 Weavers Close is a smart, contemporary home with a standout living space at its heart.



Welcome



The front door opens into a welcoming entrance hall, where the bright, contemporary feel of the house is immediately apparent. Gloss tiled flooring gives the ground floor a clean, polished finish, while the staircase rises to the first floor and a cloakroom adds useful everyday practicality.

The sitting room sits to the front of the house and provides a comfortable counterpoint to the more sociable kitchen and dining space beyond. Well proportioned and easy to arrange, it is a room made for unwinding — generous enough for family seating while still feeling calm and inviting.

At the rear of the house is the room that really defines the property.







The kitchen and dining room is bright, contemporary and full of impact. Sleek white cabinetry wraps around the kitchen area, providing extensive storage and work surfaces, while integrated appliances and a modern gas hob give the space a clean, streamlined finish. The U-shaped arrangement keeps the kitchen practical and efficient, yet the room feels open and sociable rather than enclosed. Natural light pours in through the rear window and the whole space has a crisp, confident feel. Beyond the kitchen is a generous dining area with room for a substantial table, making this much more than simply somewhere to eat. It is a natural gathering point for the house — equally suited to busy family breakfasts, dinner with friends or slower weekends at home. French doors open directly onto the garden, creating an easy connection between inside and out and allowing the dining space to flow onto the terrace during the warmer months.

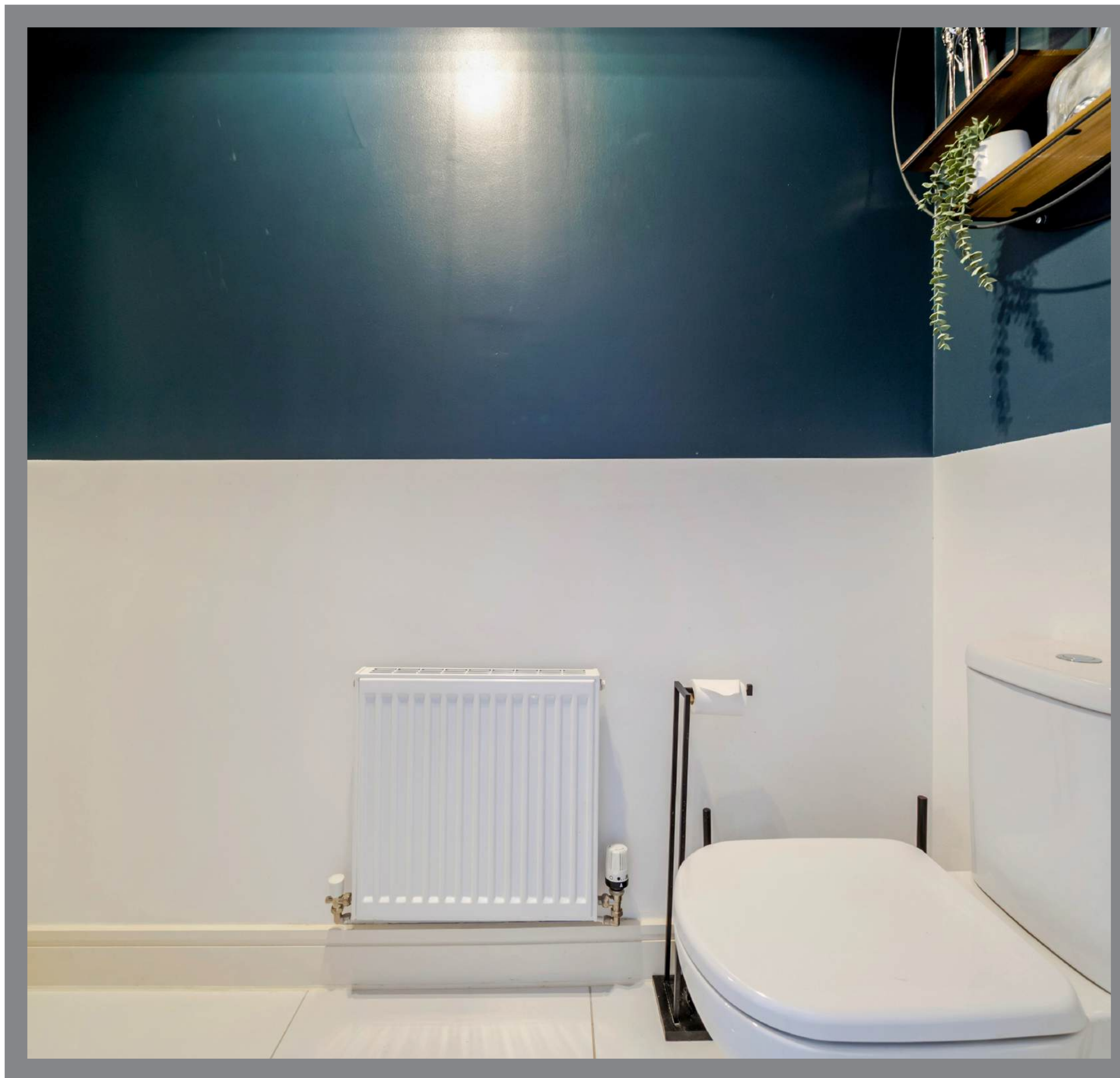




Upstairs, the first floor offers four bedrooms and two bathrooms, with a layout that works particularly well for a modern household. The principal bedroom is a generous double with a strong contemporary feel and its own en suite shower room. The en suite is fitted with a shower enclosure, wash basin and WC, providing a useful sense of privacy away from the main family bathroom. The second bedroom is another well-proportioned room and benefits from freestanding wardrobes, giving valuable storage without compromising the usable floor area.

Two further bedrooms add flexibility to the accommodation. One is currently arranged as a bedroom, while the other is used as a dedicated home office, showing how easily the house can adapt to home working, guests or changing family needs.





The family bathroom is finished in a clean, modern style and includes a bath with shower over, wash basin and WC. Bright and well presented, it provides a practical and comfortable bathroom for everyday use.





Outside

To the rear, the fully enclosed garden offers a blank canvas for the next owner to make their own.

French doors from the dining area open directly onto a paved area with steps down to a larger patio area, creating a natural setting for outdoor dining, seating and summer entertaining. The lawned area provides further usable space and scope for planting, play or a more individual garden scheme over time.

To the side of the property, there is a garage together with an adjoining parking space, providing useful off-road parking as well as valuable storage.

The combination of garden, garage and parking adds an important practical dimension to the home, while the outside space offers plenty of potential to evolve with its next owner.





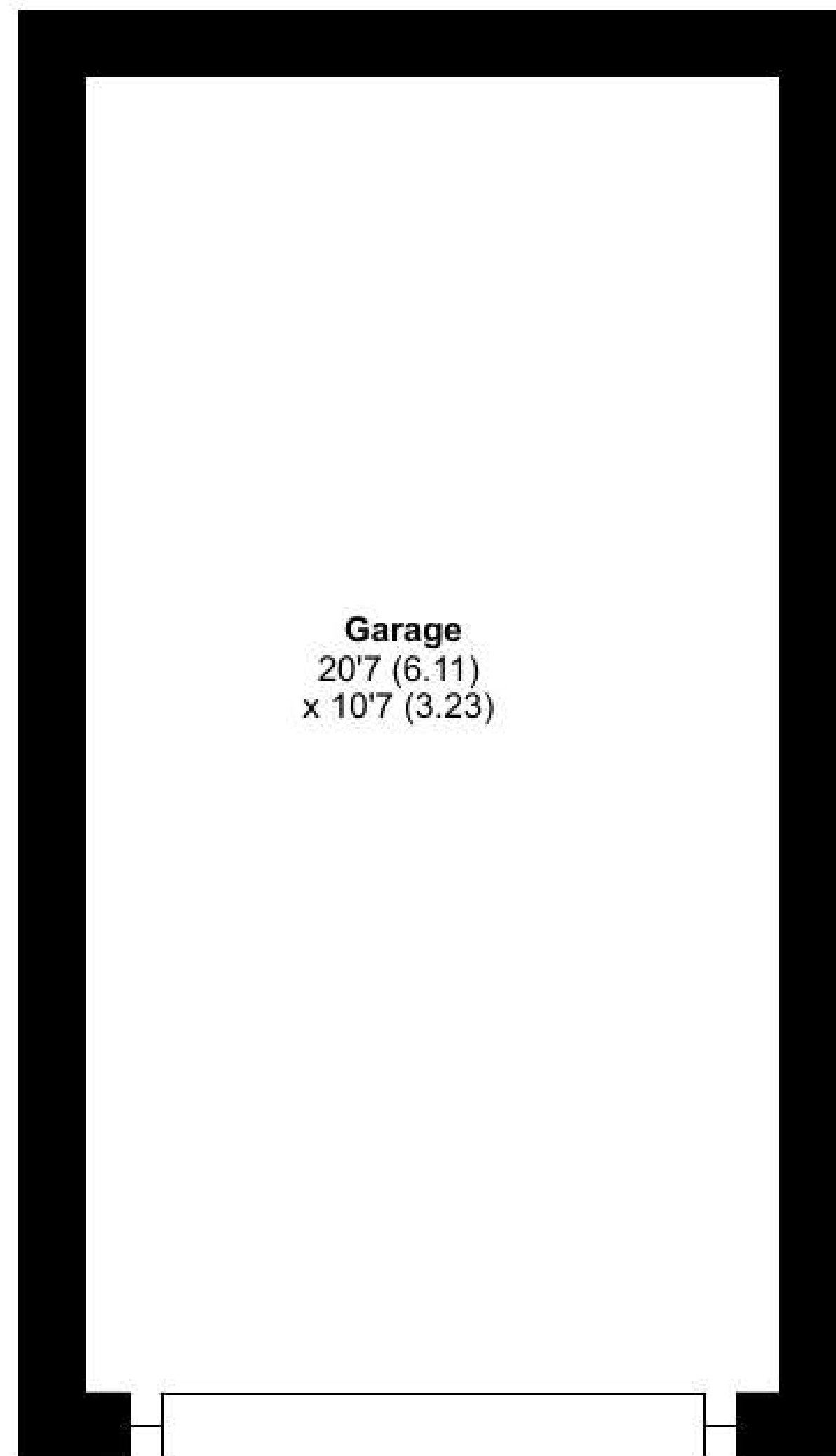
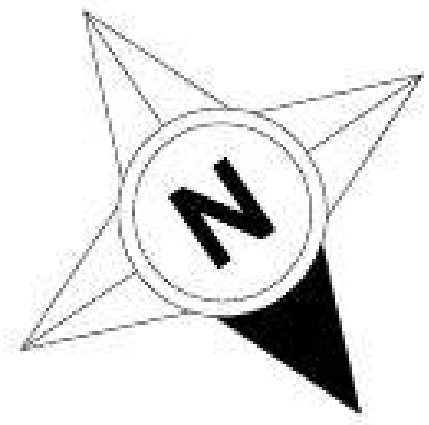
Weavers Road, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1134 sq ft / 105.3 sq m

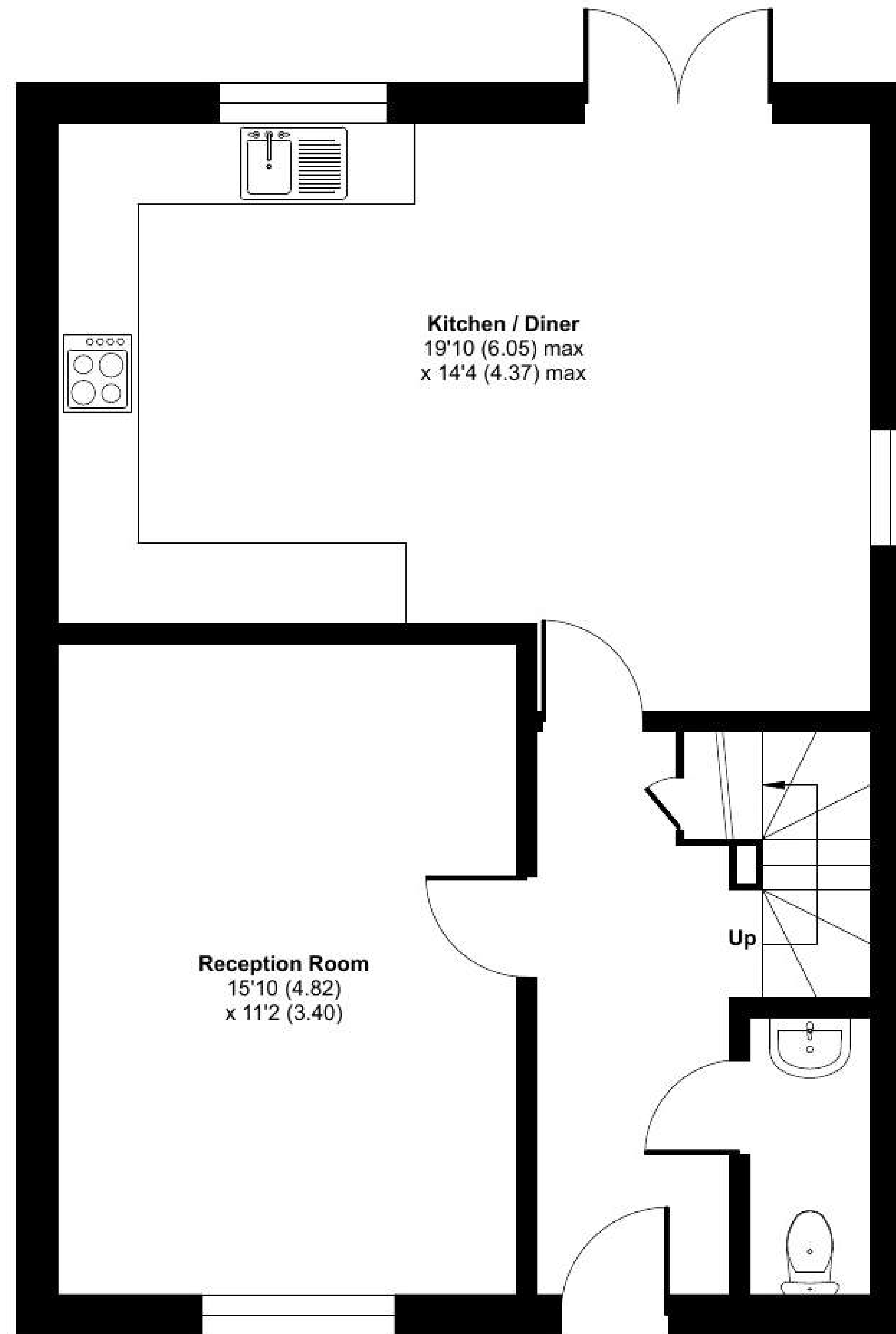
Garage = 212 sq ft / 19.6 sq m

Total = 1346 sq ft / 124.9 sq m

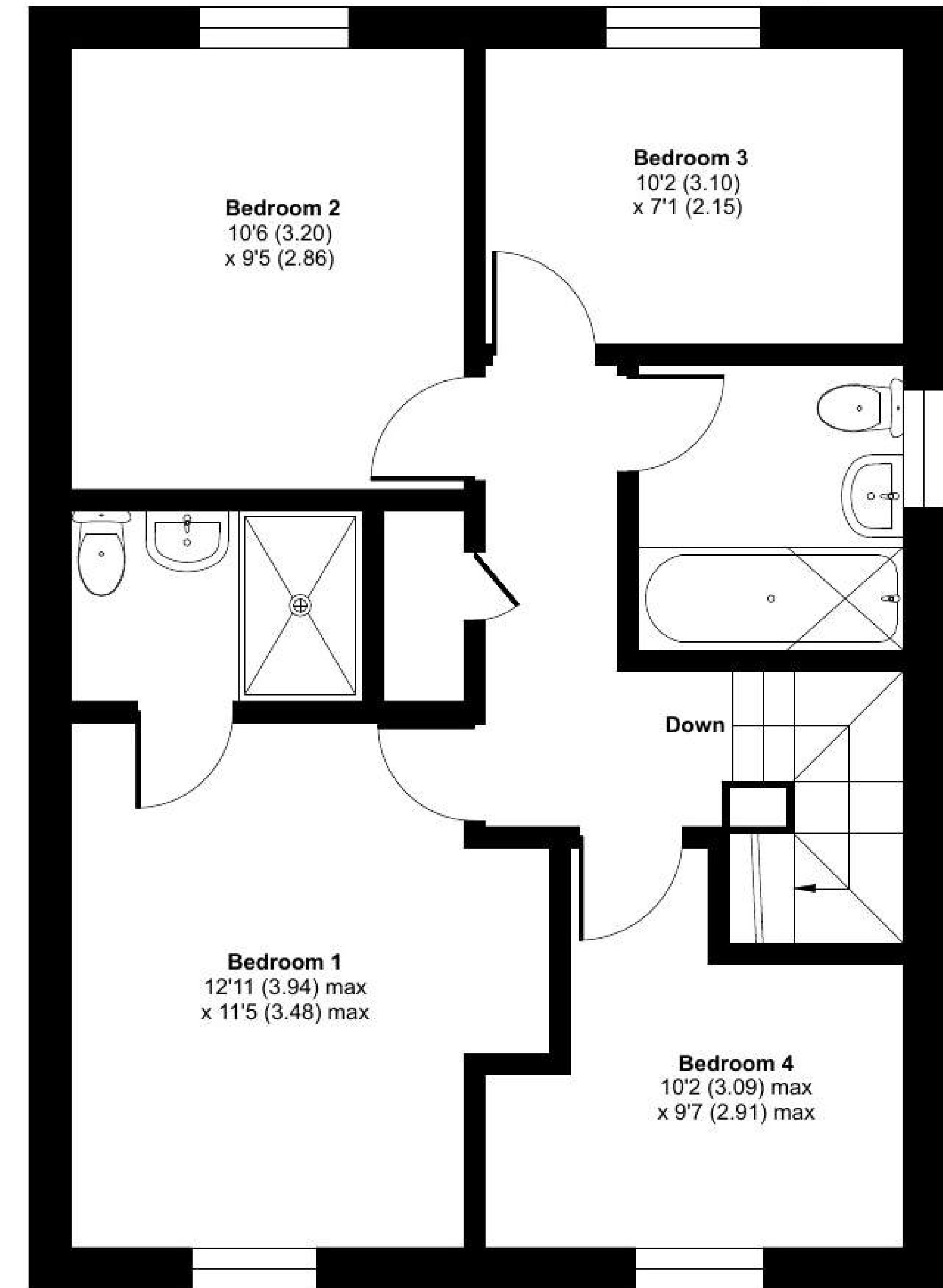
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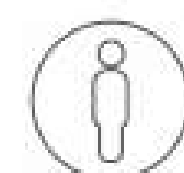
GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1482844



Key Facts for Buyers

TENURE

Freehold with no onwads chain. The property has the remainder of the NHBC certificate in place.

COUNCIL TAX - Band E.

EPC - B

SERVICES

The property has all mains services connected. There is 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.

20 WEAVERS CLOSE

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

