



13 TAVENERS LANE, CHUDLEIGH



PROPERTY SUMMARY

Set at the end of a smart modern terrace, 13 Taverners Lane occupies a particularly appealing position, combining contemporary three-bedroom accommodation with far-reaching countryside views, a thoughtfully landscaped garden and two covered parking spaces.

Inside, the layout is easy and well considered. A separate sitting room provides a comfortable place to unwind, while the kitchen/dining room stretches across the rear of the house and opens directly onto the garden, creating a natural setting for everyday meals, summer dining and time spent with friends. A ground-floor cloakroom adds useful practicality.

Upstairs are three bedrooms, including a principal bedroom with en suite and an open outlook towards the surrounding countryside, together with a family bathroom.

Outside is where the house gains much of its individual appeal. The rear garden has been carefully landscaped to create distinct areas for dining, planting and sitting out, while rear access leads to two parking spaces beneath a covered car port.

Well positioned on the edge of Chudleigh, this is a modern home that feels established, comfortable and ready to enjoy.



Welcome



The front door opens into a welcoming entrance hall, with stairs rising to the first floor and the sitting room immediately drawing you into the house.

Positioned to the front, the sitting room is a comfortable and inviting space with a pleasant outlook and proportions that allow for an easy choice of furniture arrangements.

Separate from the kitchen/dining room beyond, it provides somewhere to properly switch off at the end of the day while still flowing naturally through the ground floor.



Comfortable, bright and easy to arrange, the sitting room provides a genuine sense of separation from the more sociable kitchen and dining space beyond.





Stretching across the rear of the house, the kitchen/dining room is the natural hub of the ground floor. The fitted kitchen provides plenty of storage and preparation space, while alongside there is ample room for a dining table, making this an easy setting for everything from weekday breakfasts to relaxed meals with friends.

French doors open directly onto the landscaped garden, allowing the room to expand outside during the warmer months and creating a particularly easy connection between the house and garden. A useful ground-floor cloakroom/WC completes the accommodation on this level.





Upstairs, the principal bedroom occupies the front of the house and makes the most of the more open outlook, with views reaching across neighbouring rooftops towards the countryside beyond. It is a comfortable double room with space for additional furniture and the benefit of its own en suite shower room. Bedrooms two and three are positioned to the rear. The second is another well-proportioned bedroom, while the third is currently used as a study and would work equally well as a child's room, nursery or dedicated home office. Together they give the first floor a useful balance of bedrooms and adaptable day-to-day space.



The family bathroom serves bedrooms two and three and is fitted with a bath with shower over, wash basin and WC. Finished in clean, contemporary tones with tiling around the bath, it is a smart and practical room that sits comfortably with the modern feel of the house.

Outside

The rear garden gives No. 13 much of its individual appeal.

Carefully landscaped, it has been arranged as a series of distinct areas rather than one conventional garden. Immediately outside the kitchen/dining room is space for outdoor dining, while the central lawn and established planting bring colour and softness to the setting.

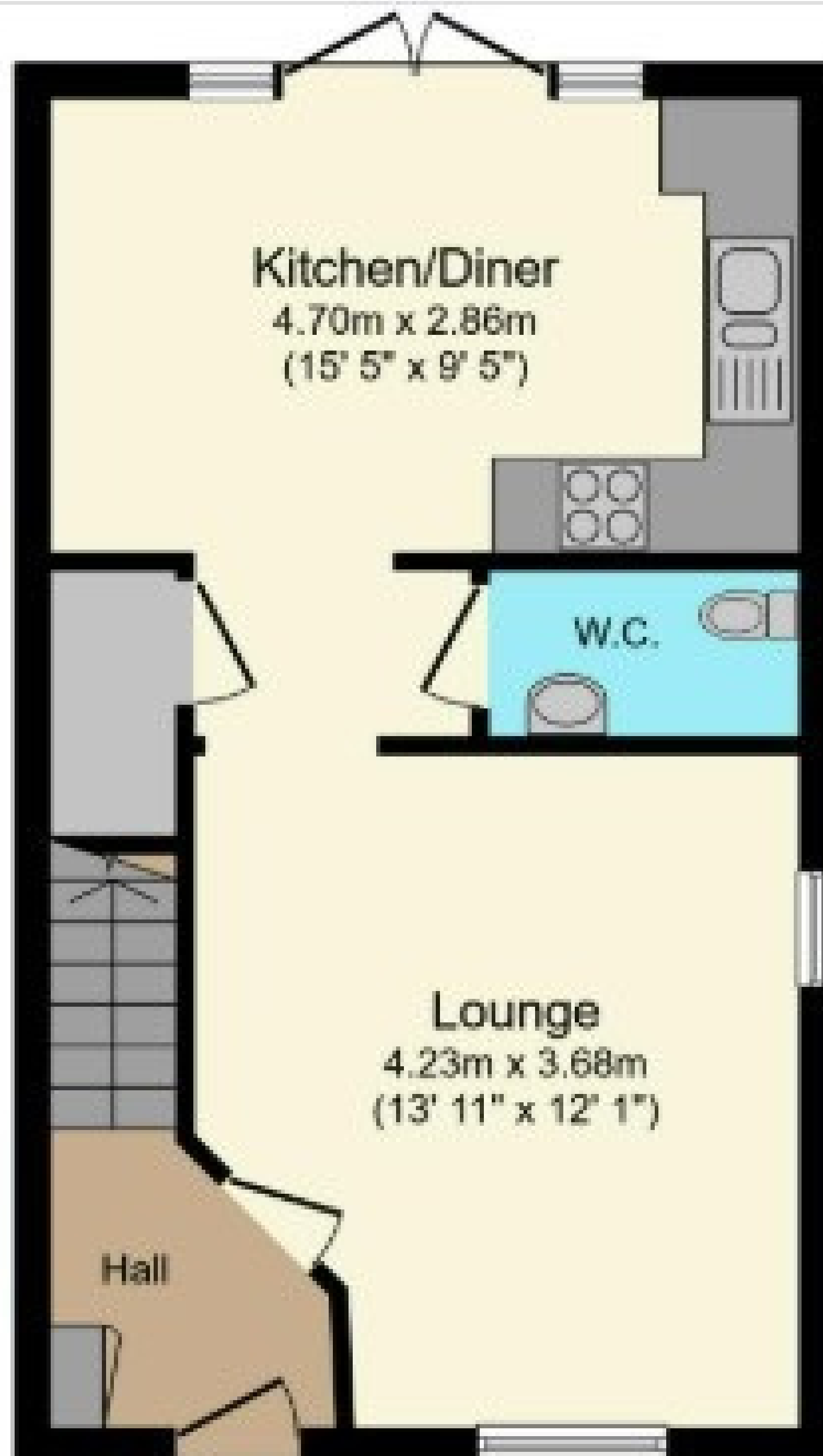
At the far end, a raised decked seating area beneath a timber pergola creates a more secluded spot for morning coffee or an evening drink. Together, the different areas make the garden feel interesting and established while remaining relatively easy to maintain.

Rear access leads directly to two allocated parking spaces beneath a covered car port, an increasingly valuable practical feature for a two-car household.

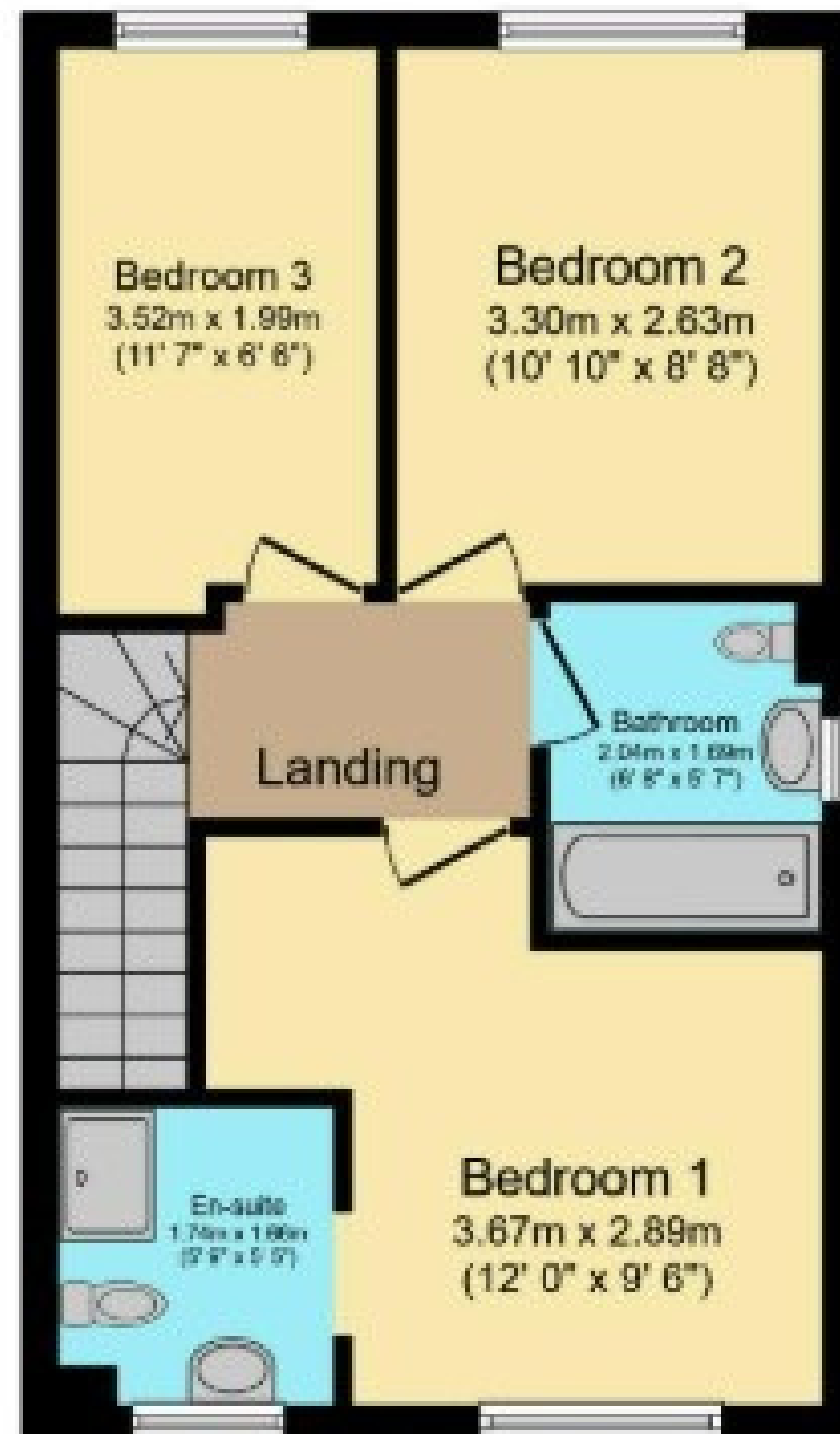
To the front, the elevated position opens towards the surrounding countryside, with the view particularly noticeable from the first floor and providing a welcome sense of openness beyond the development.







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. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

Key Facts for Buyers

TENURE

Freehold with no onwads chain.

COUNCIL TAX - Band C

EPC - B

SERVICES

The property has all mains services connected.

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.



13 TAVENERS LANE

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

