



25 COBURG CRESCENT, CHUDLEIGH, TQ13 0PB



PROPERTY SUMMARY

Set within a sought after and established residential part of Chudleigh, 25 Coburg Crescent is a bright and inviting three-bedroom home with an easy, comfortable layout and a particularly good connection to the garden.

The accommodation has a natural flow, with a generous sitting room leading through to a spacious kitchen/dining room across the rear of the house. This is the real heart of the home: light, practical and sociable, with sliding patio doors opening directly outside and creating an effortless link between the interior and garden.

Upstairs, the principal bedroom has its own en suite shower room, while two further bedrooms and a family bathroom provide flexible space for family life, guests or home working.

Outside, the enclosed rear garden offers plenty of scope for outdoor dining, play or simply enjoying the warmer months, while the garage provides useful parking and storage.

Overall, this is a well-balanced home that feels practical, light and easy to live in — equally suited to buyers looking for a first family home, a move within the area or a more manageable base in a well-connected Devon town.





Step inside...



The front door opens into a welcoming entrance hall, with a cloakroom conveniently positioned on the ground floor. From here, the sitting room provides a calm and comfortable, dual aspect living space. Its generous proportions allow plenty of flexibility for furniture, while natural light gives the room a bright, relaxed feel. The space opens towards the kitchen/dining room, creating an easy flow through the house without losing the definition of the individual spaces.





Spanning across the rear of the house, the kitchen and dining area has been designed as a sociable everyday space. Fitted with a range of sleek cabinetry, the room provides practical storage and preparation space, with integrated cooking appliances and room for dining alongside. Windows and glazed doors draw in plenty of natural light, while the direct connection to the garden works especially well through the warmer months, allowing meals and gatherings to move easily outside.





Upstairs, the bedrooms continue the home's well-planned layout.

The principal bedroom is a comfortable double and benefits from its own en suite shower room. Two further bedrooms provide useful flexibility, whether required for family, guests, home working or hobbies.

All three rooms have a light, uncluttered feel and are arranged around the central landing.





The family bathroom serves the two additional bedrooms and is fitted with a bath with shower over, wash basin and WC. Together with the principal bedroom's en suite, the arrangement gives the first floor a useful degree of practicality for both family life and visiting guests.



Outside

The rear garden extends away from the house and is enclosed by fencing, creating a defined and practical outdoor space.

French doors from the kitchen/dining room open onto a paved seating area immediately beside the house — a natural spot for a table and chairs — with the remainder of the garden principally laid to lawn.

A garage provides additional parking or storage and is a particularly useful complement to the accommodation. There is an EV charging point to the side of the parking space as well as light and power to the garage.



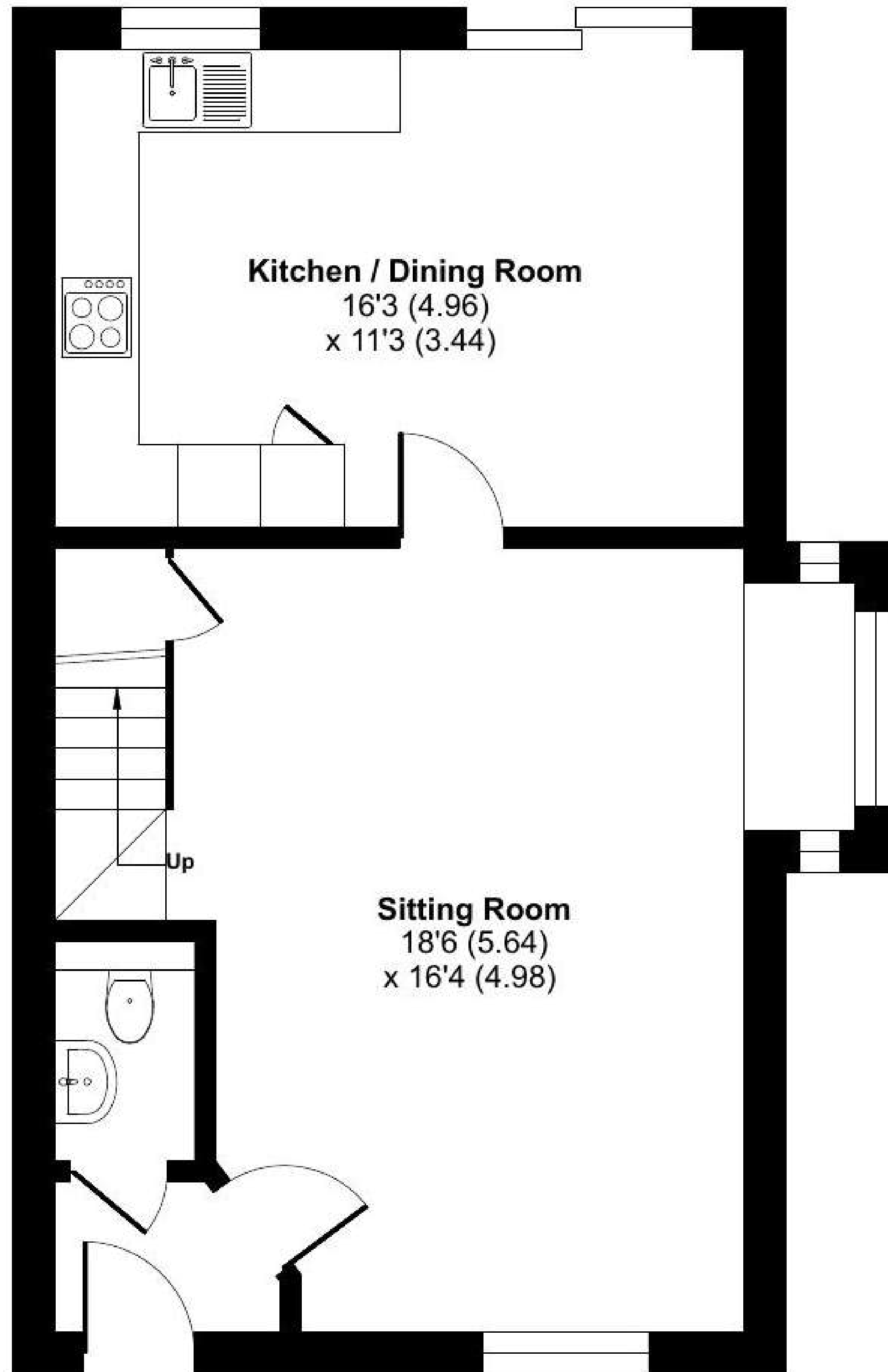
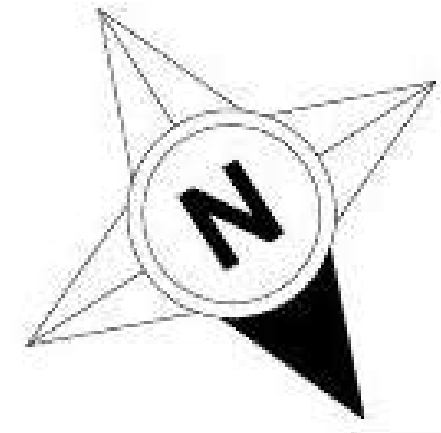
Coburg Crescent, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1001 sq ft / 92.9 sq m

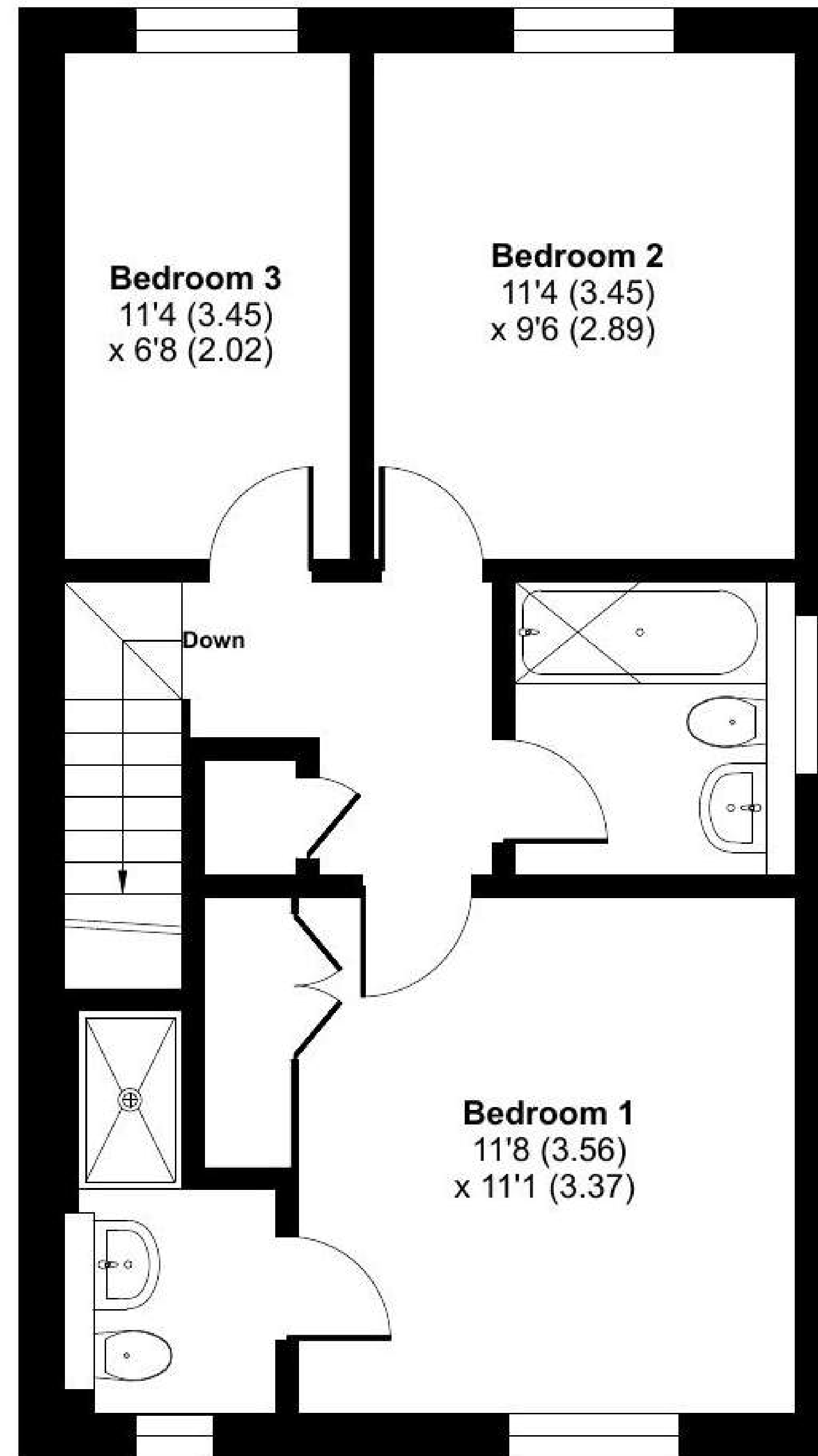
Garage = 152 sq ft / 14.1 sq m

Total = 1153 sq ft / 107 sq m

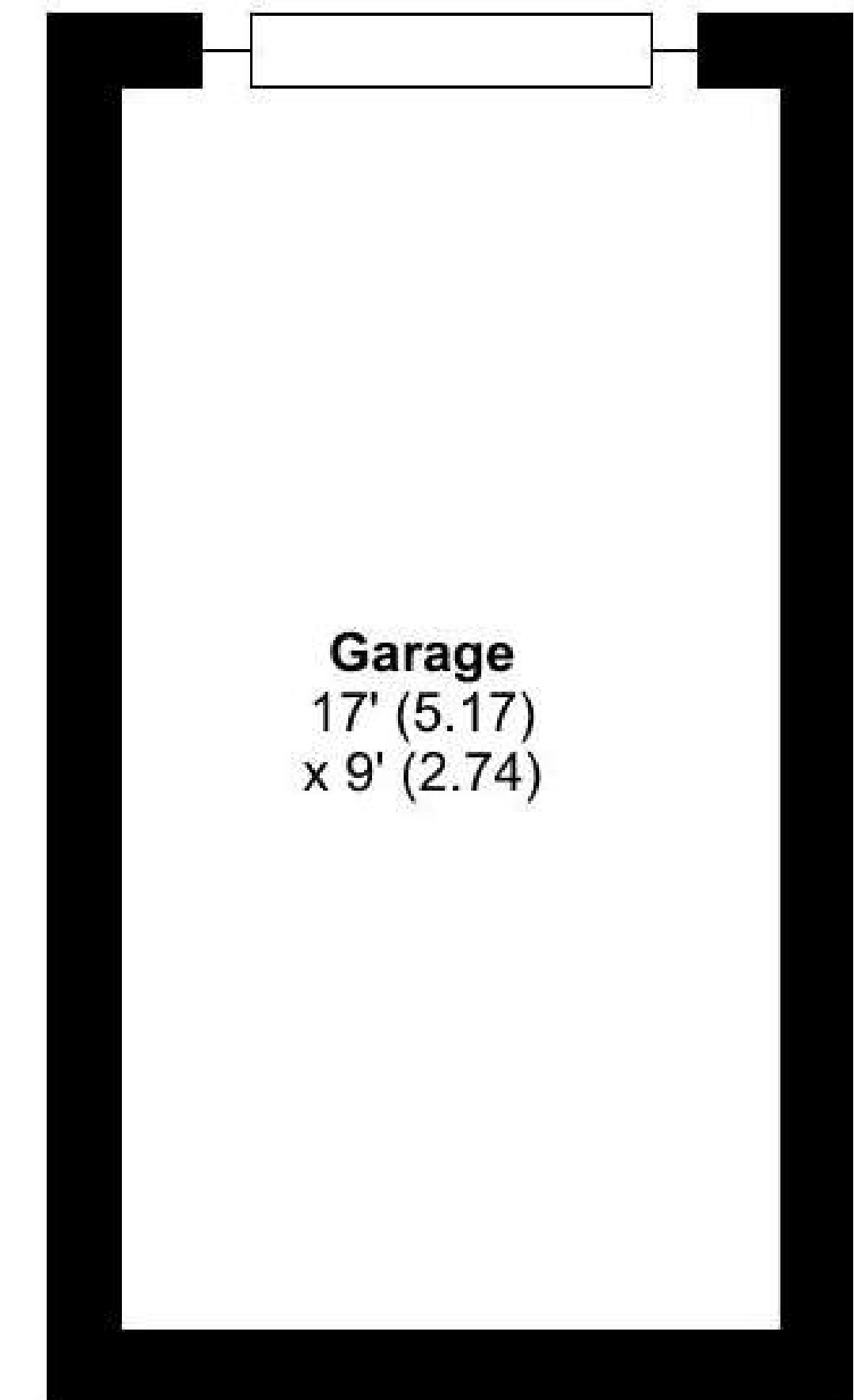
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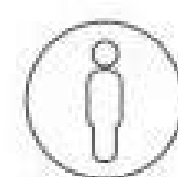
GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1514028



KEY FACTS FOR BUYERS

TENURE

Freehold. There is a management charge for the estate, play facilities and landscaped areas, please contact the agents for further details.

COUNCIL TAX - Band C

EPC - C

SERVICES

The property has all mains services connected. and 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.

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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 plus VAT per person. 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.

25 COBURG CRESCENT

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

