



20 LAWN GARDENS, CHUDLEIGH



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CHUDLEIGH , Devon TQ13 0RB

Situated within the popular residential cul-de-sac of Lawn Gardens, this well-proportioned two-bedroom home offers comfortable accommodation together with an enclosed rear garden and parking nearby. The property represents an excellent opportunity for first-time buyers, investors or those seeking a manageable home in a convenient yet peaceful setting.

The accommodation is arranged over two floors and comprises a fitted kitchen, a spacious lounge/dining room opening onto the rear garden, two well-proportioned bedrooms and a family shower room. The property also benefits from useful internal storage throughout.

Externally the property enjoys an enclosed rear garden providing a pleasant outdoor space, ideal for relaxing or entertaining, together with private parking.

Guide Price £250,000



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

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The property is entered via a front entrance door into a small hallway, which provides access to the main living space and stairs rising to the first floor.

A door from the hallway leads into the lounge/dining room, which forms the heart of the home and provides a comfortable and versatile living area. Patio doors to the rear allow excellent natural light into the room and provide direct access to the rear garden. The room also benefits from a useful understairs storage cupboard.

The kitchen is accessed from the lounge through an attractive multi-paned internal door and is fitted with a range of wall and base kitchen units providing storage and worktop space. The kitchen includes a freestanding oven and hob together with space for additional appliances, and a window to the front elevation allows natural light into the room.





Stairs rise to the first floor landing which provides access to the two bedrooms and family bathroom. The principal bedroom is positioned to the front of the property and provides a comfortable double bedroom with space for bedroom furniture. The second bedroom sits to the rear and is bright and light and would make an ideal guest bedroom, nursery or home office.

The family bathroom is fitted with a suite comprising a panelled bath with shower over, WC and wash hand basin.



Outside

To the rear of the property there is a level, low-maintenance patio garden, providing a private and secure outdoor space ideal for seating and outdoor dining. The garden is fully enclosed with fencing, creating a safe and sheltered environment.

A timber garden shed provides useful storage, and side access offers convenient access between the front and rear of the property.

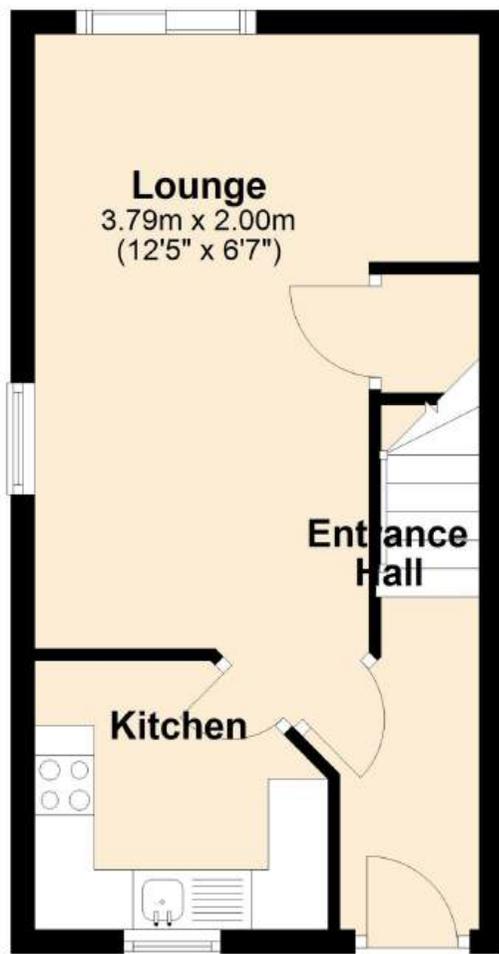
To the front is the private parking area for the property.





Ground Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 55.8 sq. metres (600.7 sq. feet)

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plans and aerial images are not to scale and for illustrative purposes only

Key Facts for Buyers

TENURE - Freehold with no onward chain.

COUNCIL TAX BAND - C

EPC - D

SERVICES

All mains services are connected. There is gas fired central heating.

BROADBAND

Super Fast 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..

KEY FACTS FOR BUYERS - CLICK HERE

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 The Teign Valley Office - 01626 852666

Email - hello@sawdyeandharris.co.uk

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.

About... Chudleigh

Chudleigh is a thriving market town with a wealth of charm and community spirit. With a popular weekly market and excellent bakery, the town is well served by a good range of independent shops, public houses, restaurants, church and primary school.

The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

For those prioritising accessibility and community, Chudleigh offers everything within easy reach - ideal for a comfortable, connected lifestyle.

Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. There is a mainline railway station at Newton Abbot with connections to London Paddington, Exeter and Plymouth.

Also within easy reach is the stunning south Devon coast, including the Rivers Teign and Exe estuaries and very close by is the beautiful scenery of Dartmoor with its many opportunities for walking and riding.



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CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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