



22 CLIFFORD STREET, CHUDLEIGH



PROPERTY SUMMARY

22 Clifford Street is a traditional three-bedroom terraced home, positioned close to the heart of Chudleigh and offering a generous away garden, useful outbuilding and single garage in a nearby block.

The accommodation is arranged over two floors, with a reception room to the front and a kitchen/dining room to the rear. The kitchen opens to a private side accessway, over which neighbouring properties also enjoy a right of way, leading onwards to the away garden and store.

Upstairs, there are three bedrooms and a first floor shower room. The property is comfortable as it stands, while also offering scope for a new owner to update, refresh or personalise over time.

Outside, the away garden is a great feature. Enclosed by stone walling and fencing, it includes lawn, planting areas and space for growing, together with a substantial outbuilding/store. In addition, the property benefits from a single garage in a nearby block, fitted with an up-and-over door.

The property is freehold, although the title is currently unregistered.









The front door opens directly into the main reception room, a comfortable living space with a window to Clifford Street and a fireplace forming a natural focal point. The room has a traditional terrace feel, with space for seating and everyday furniture, while leading naturally through to the rest of the house.

To the rear, the kitchen/dining room provides a good-sized working space with room for a table and chairs. The kitchen is fitted with cream-fronted units, wood-effect work surfaces and tiled splashbacks, with a sink, cooker, space for a washing machine and windows bringing in natural light. A rear door opens to the private side accessway, giving onward access to the away garden and store.







To the first floor are three bedrooms and the shower room. The principal bedroom sits to the front of the house and is a comfortable double, while the second bedroom is also a useful double room. The third bedroom adds flexibility and would work well as a child's room, study, dressing room or occasional guest room.



The shower room is fitted with a modern three-piece suite comprising a corner shower enclosure, wash hand basin with vanity storage and WC. A window to the rear brings in natural light and ventilation, completing a practical first floor arrangement.



Outside

From the rear of the house, a private side accessway leads onwards towards the away garden. Neighbouring properties also enjoy a right of way along this passage.

The away garden is one of the property's main points of difference, offering a good-sized outside space for a town centre terrace. Enclosed by a combination of stone walling and fencing, it includes lawn, planting areas and pathway access.

At present, the garden has an open, cottage-style feel, with scope for a buyer to shape it to suit their own needs. It could lend itself to a more formal lawned garden, productive planting, seating areas or a relaxed outdoor space, subject to taste and any necessary consents.

A substantial outbuilding/store sits within the garden, adding valuable storage for garden equipment, bikes, tools or hobbies. The property also benefits from a single garage in a nearby block, fitted with an up-and-over door. This is a useful addition in this part of Chudleigh, whether used for parking, storage or general household overflow.

Clifford Street is well placed for Chudleigh town centre, with local shops, pubs, primary school and everyday amenities nearby. The A38 is readily accessible, providing convenient links towards Exeter, Newton Abbot, Plymouth, Dartmoor and the wider South Devon area.

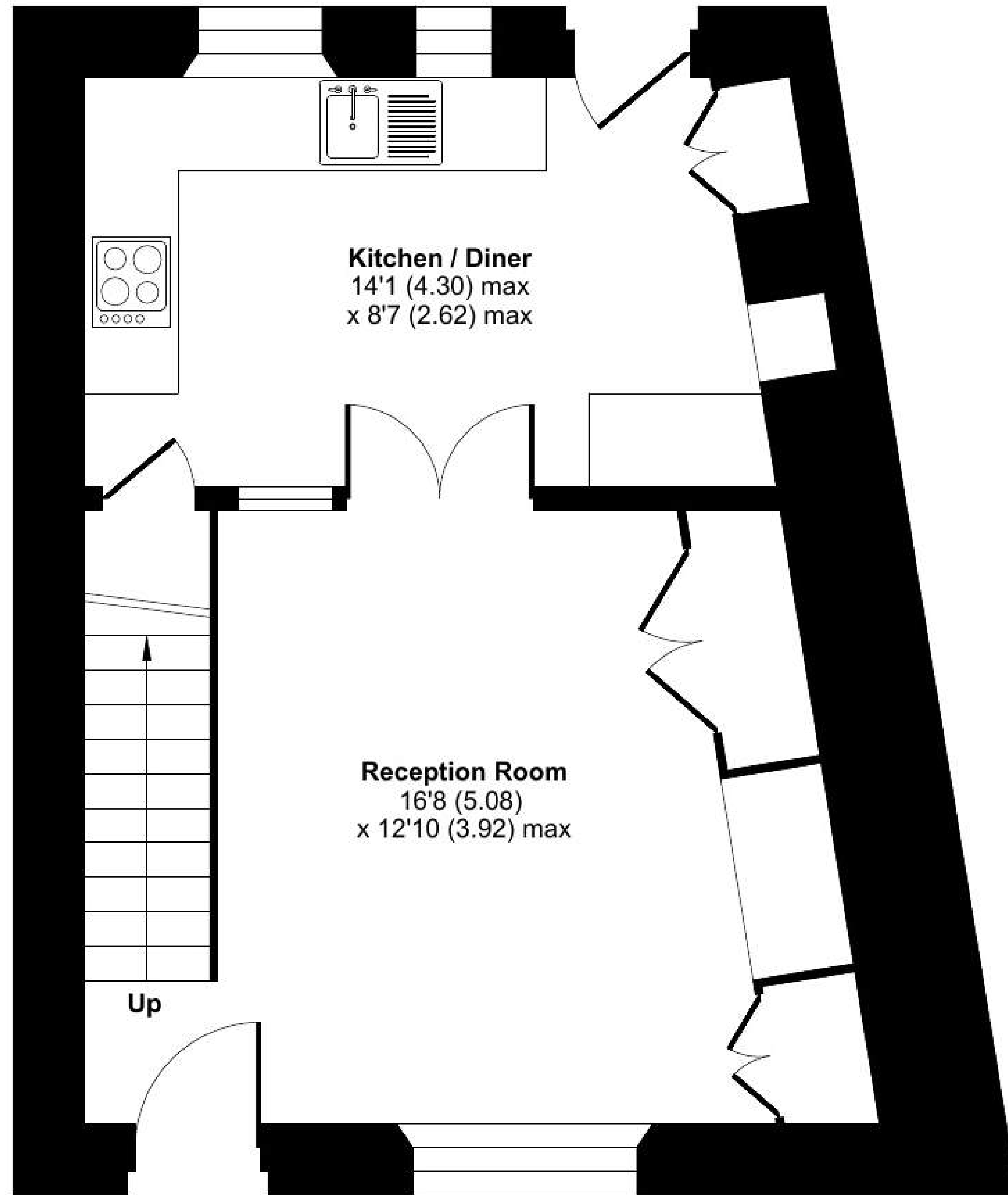
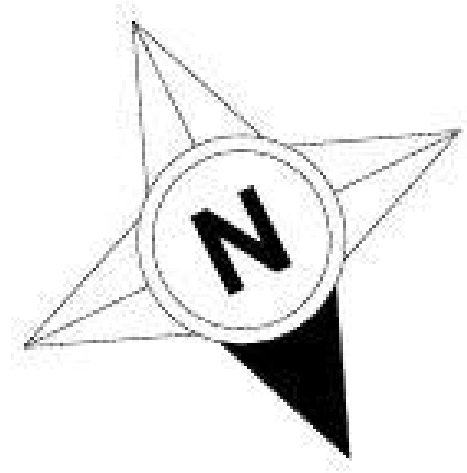




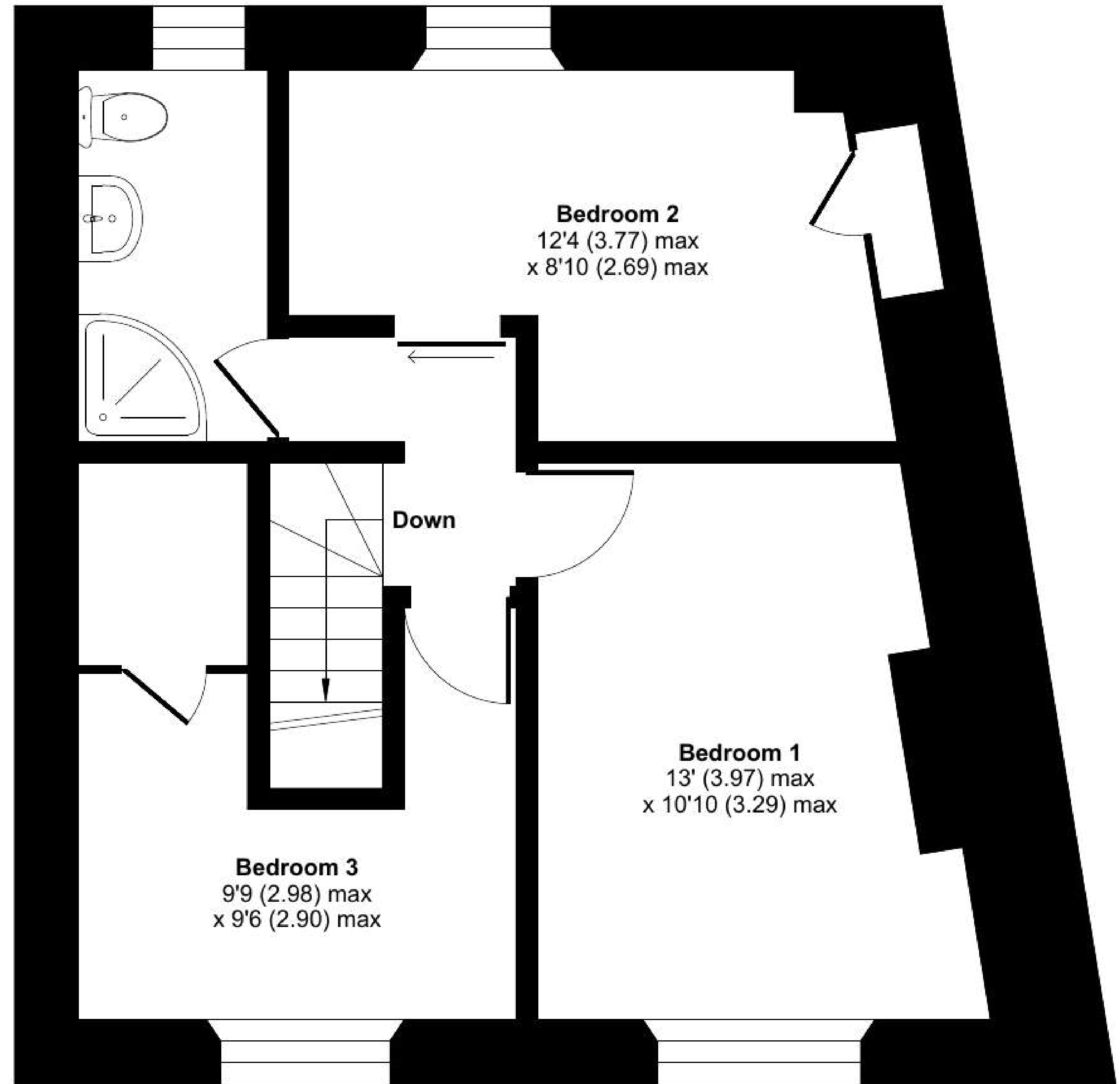
Clifford Street, Chudleigh, Newton Abbot, TQ13

Approximate Area = 757 sq ft / 70.3 sq m

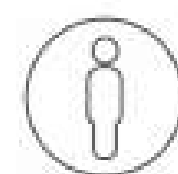
For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1456085



Key Facts for Buyers

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX - Band B

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](#)

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.

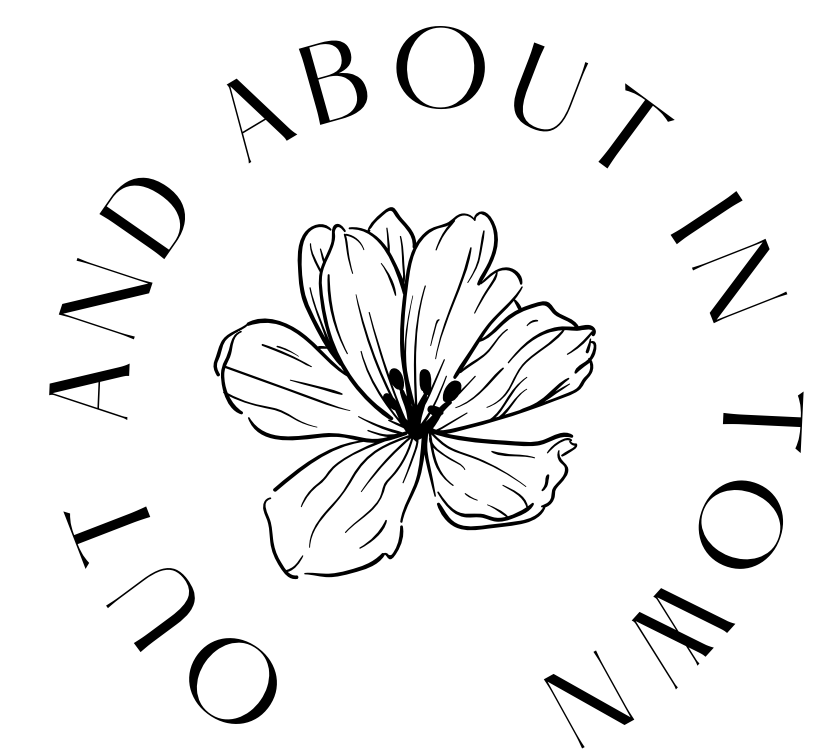
At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

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.

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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.



22 CLIFFORD STREET

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

