



47 GREAT HILL, CHUDLEIGH, TQ13 0JS



## KEY FEATURES

- Two-bedroom semi-detached home
- Established residential location in Chudleigh
- Open living and dining area
- Separate kitchen
- Modern first floor shower room
- Enclosed garden area
- Two private parking spaces
- Gas central heating and mains services
- Council Tax Band B
- EPC Rating C
- Currently tenanted

Set within a well-established residential area on the edge of Chudleigh, 47 Great Hill offers a practical and comfortably arranged two-bedroom home with garden and parking.

The accommodation is arranged over two floors, with the ground floor centred around an open living and dining area, alongside a separate kitchen. Upstairs, there are two bedrooms and a bathroom, creating a straightforward layout suited to first-time buyers, downsizers or investors. The property is currently tenanted and offers a solid opportunity in a convenient Chudleigh setting, with everyday amenities, countryside and access to the A38 all within easy reach.



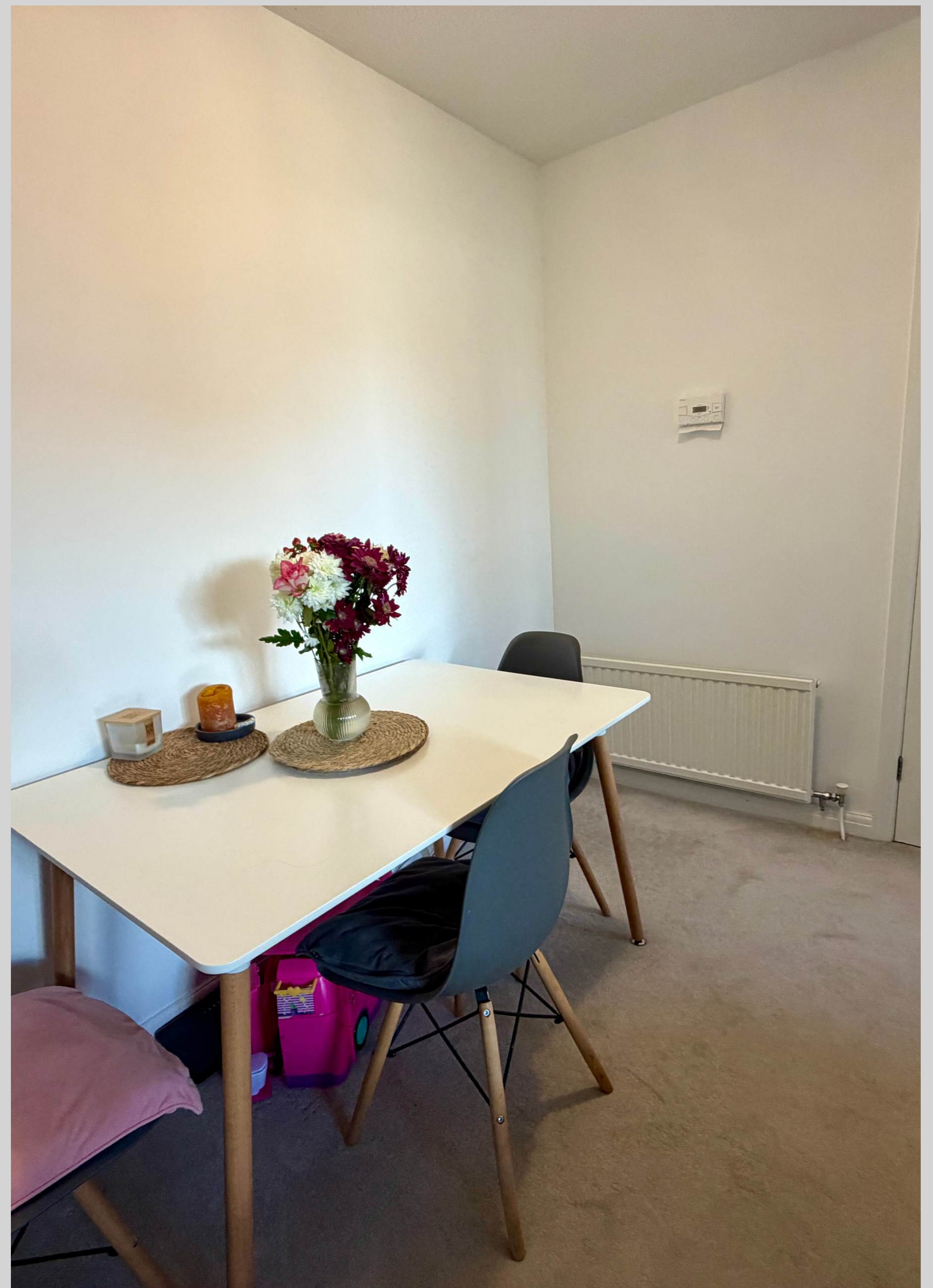


# Welcome



The front door opens into the ground floor accommodation, where the layout is practical and well planned. The main living and dining area provides the heart of the home, with room for both seating and a table, creating a useful everyday space for relaxing, eating and gathering.

The kitchen sits separately to one side of the ground floor and is arranged with fitted units, worktop space and a window bringing in natural light. It connects conveniently with the living/dining area, keeping the main day-to-day spaces close together while retaining a defined kitchen area.





Stairs rise from the living area to the first floor, where there are two bedrooms. The principal bedroom is a comfortable double, while the second bedroom offers useful additional accommodation for a child, guest room, dressing room or home working, depending on the buyer's needs.

The first floor is served by a modern shower room, fitted in a clean and practical style for day-to-day use.



# Outside

To the front and side of the property there is an enclosed garden area, with lawn and pathway access around the house. The outside space is manageable in scale and offers scope for a buyer to improve or landscape according to taste. Please note, the neighbouring property has a right of access across the pathway.

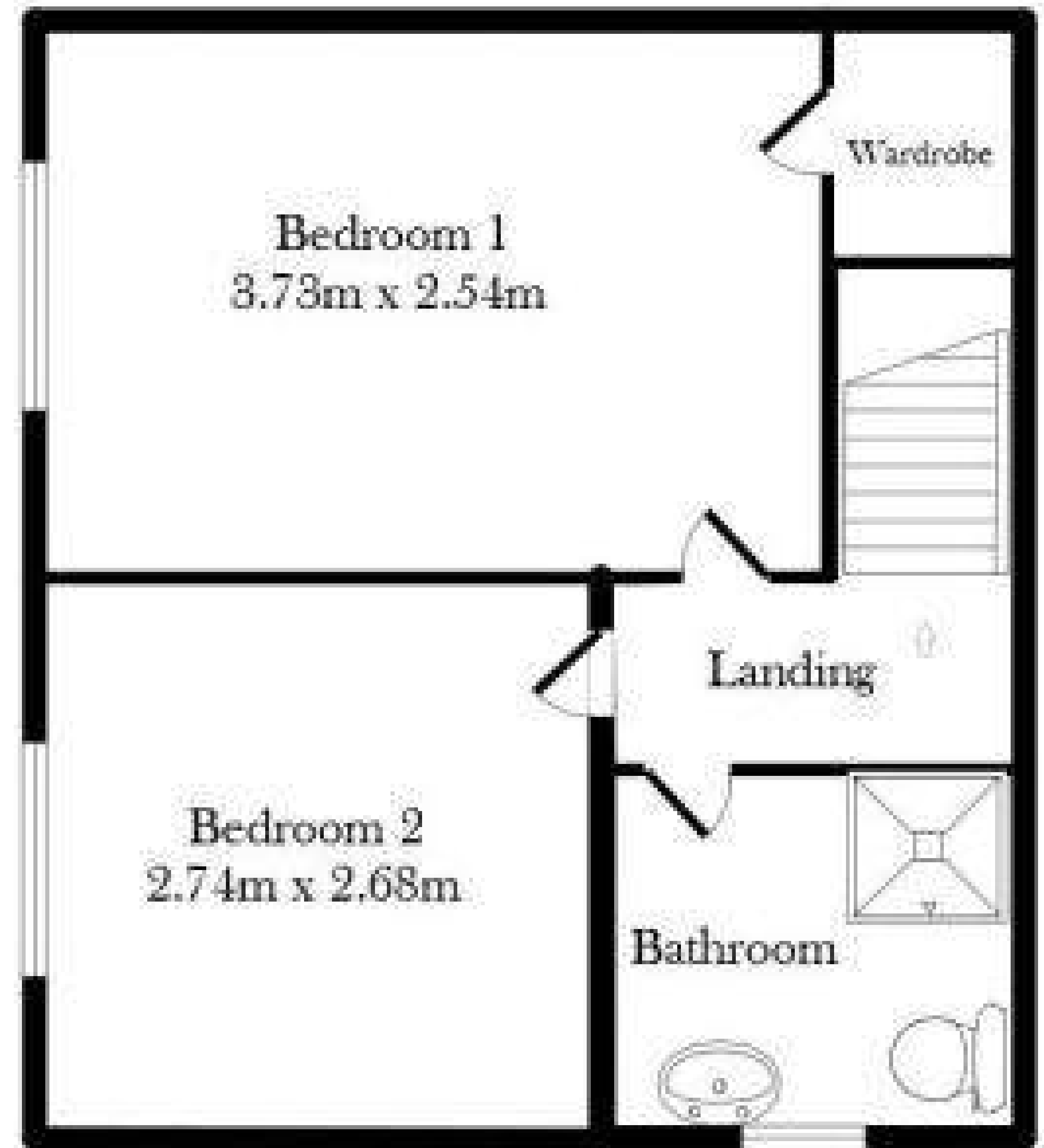
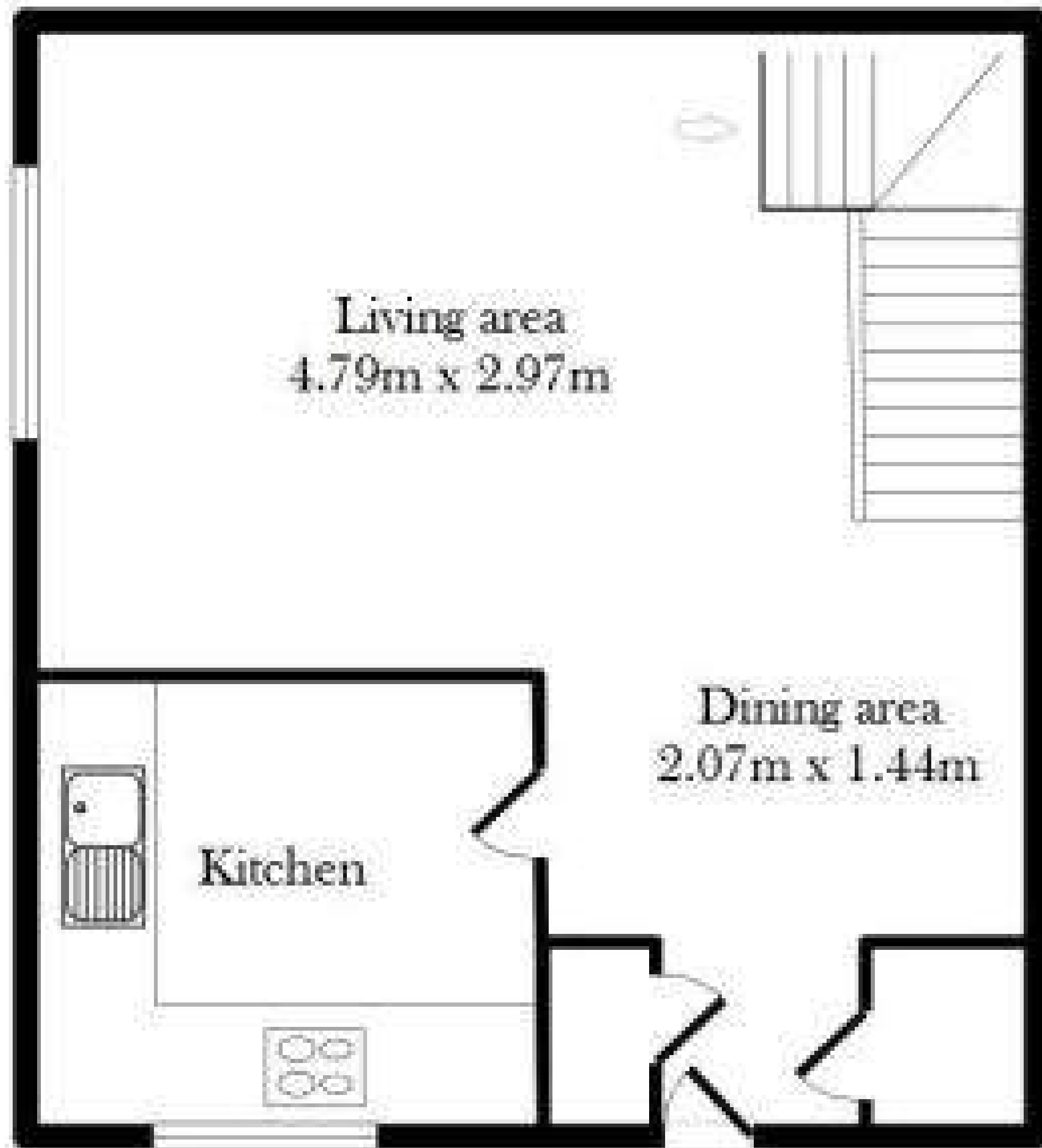
Parking is available to the property, adding valuable practicality within this residential setting, with two private parking spaces to the front of the property.

Great Hill is positioned within Chudleigh, a popular Devon town known for its strong sense of community, everyday amenities and excellent access to the A38. Dartmoor, Exeter, Newton Abbot and the wider South Devon area are all within convenient reach, making this a well-connected base for work, leisure and day-to-day living.





# Floorplans



# Key Facts for Buyers

## TENURE

Freehold with vacant possession on completion.  
Please note the property is currently tenanted with the tenant due to vacate in June.

## COUNCIL TAX - Band B

## EPC - C

## 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](#)

## 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.

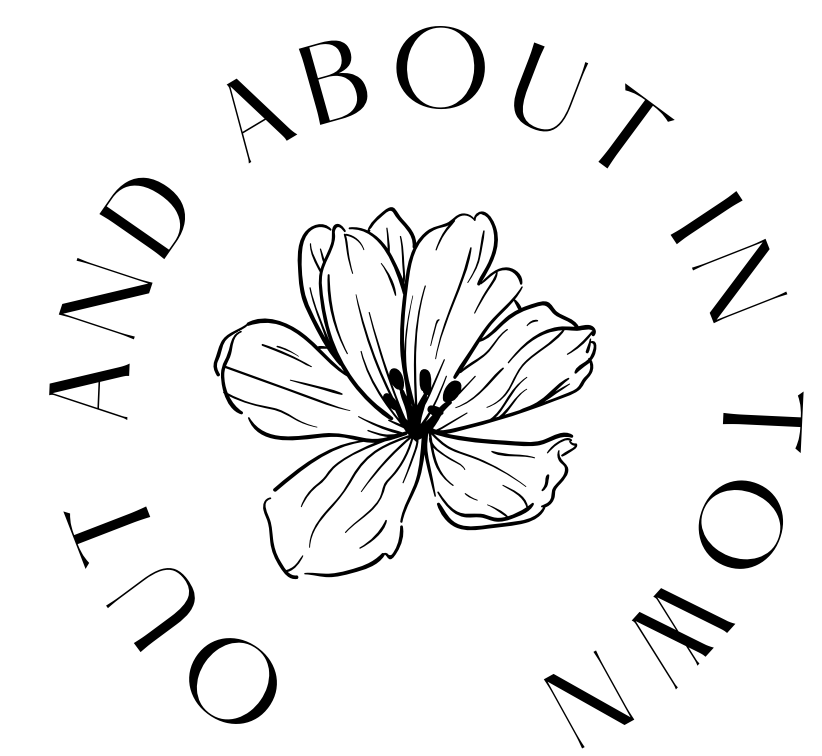
THE RESULT?

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 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.



# 47 GREAT HILL

CHUDLEIGH • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01626 852666  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

