



28 LOWER TRINDLE CLOSE, CHUDLEIGH

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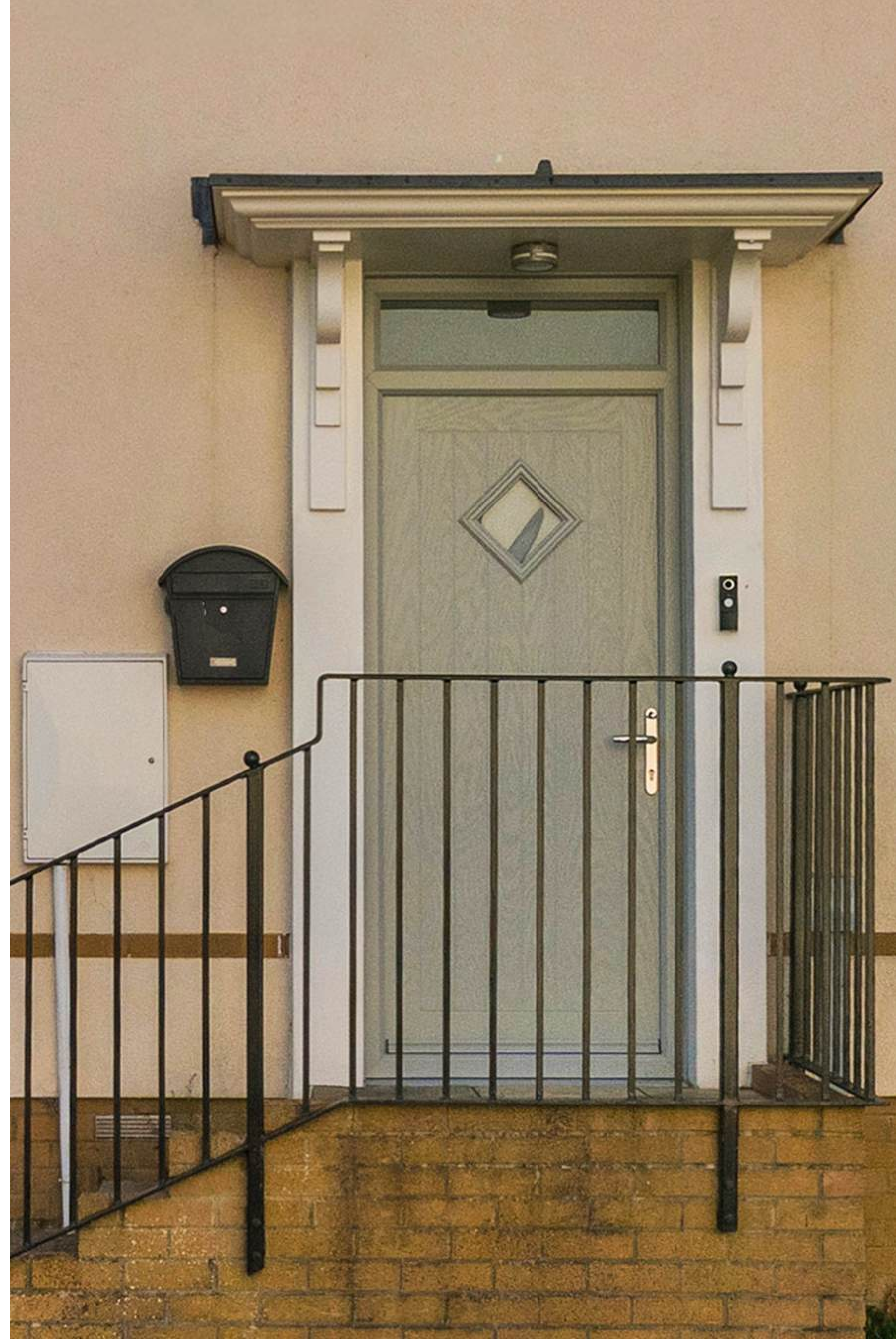
PROPERTY SUMMARY

28 Lower Trindle Close is a well-presented three-bedroom home offering a particularly practical layout, with the living accommodation arranged around a bright kitchen and dining room, a separate sitting room and useful ground-floor cloakroom and utility space.

The kitchen/dining room is the natural heart of the house, with room for a full dining table and French doors opening directly onto the rear garden. Alongside it, the sitting room provides a comfortable and more private place to relax, giving the ground floor a good balance between shared and separate living areas.

Upstairs are three bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom. Outside, the enclosed rear garden offers a manageable space for sitting out and everyday use, while the attached garage and driveway parking add valuable practicality.

With good access to Chudleigh's amenities, the A38 and the surrounding countryside, this is a superb home suited to a variety of buyers.



Welcome



A short flight of steps leads up to the front door, opening into a welcoming entrance hall that sets out the house clearly from the moment you arrive. The staircase rises through the centre, while the main ground-floor rooms sit naturally to either side, giving the layout an immediate sense of order and ease.

There is a practical flow here that suits everyday life well. The cloakroom is conveniently placed off the hall, while the sitting room offers a quieter place to unwind and the kitchen/dining room provides the more sociable side of the house.

It is a well planned layout, but one that works particularly well for couples and families alike — easy to live in, easy to navigate and with a good balance between shared and separate spaces.





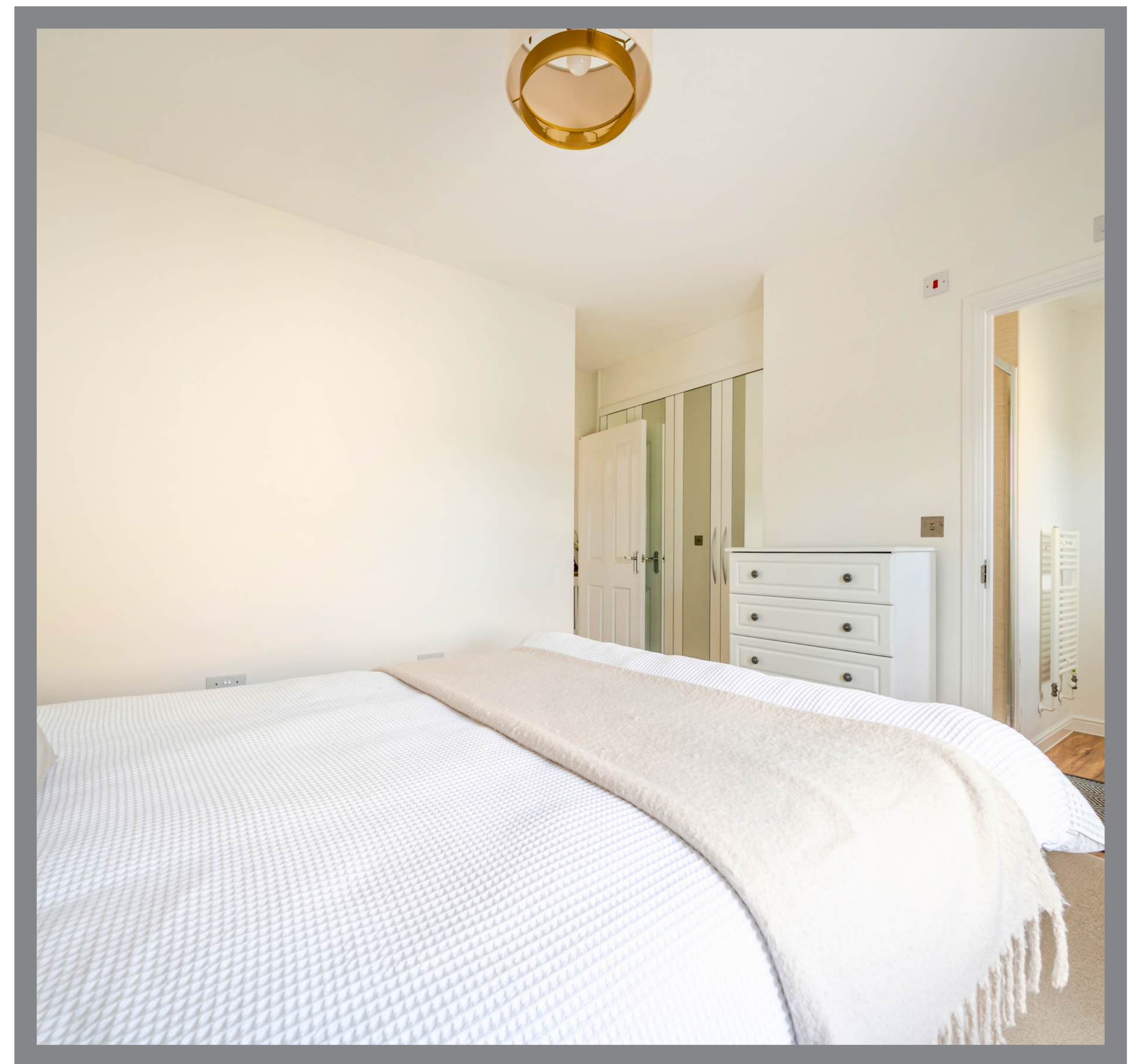
To one side, the sitting room provides a generous and comfortable reception room, with plenty of space for seating, yet still comfortable and inviting, it provides a distinct place to relax away from the activity of the kitchen and dining area. Natural light comes in from the windows and the neutral finish gives the room a calm, uncluttered feel, making it easy to imagine movie nights, quiet evenings or simply closing the door on the rest of the house for an hour or two.





Across the hall, the kitchen/diner forms the social centre of the ground floor. The kitchen is fitted with a range of light-coloured cabinetry, contrasting work surfaces and tiled splashbacks, with integrated cooking facilities and useful storage arranged around the working area. The room opens naturally into the dining space, where there is ample room for a substantial table and chairs. French doors open directly onto the rear garden, bringing in additional light and creating an easy relationship with the outside space. A separate utility room adds useful everyday practicality, keeping laundry and additional household tasks away from the main kitchen, while the ground-floor cloakroom is a particularly welcome addition for family life and visitors.





Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a comfortable double room and benefits from its own en suite shower room, giving it a degree of privacy from the rest of the first floor. Its light, neutral presentation creates a calm atmosphere, while the en suite makes the room work particularly well as a main bedroom. The second bedroom is another well-proportioned room, suitable as a double bedroom, guest room or older child's room, while the third bedroom provides a useful additional bedroom that could equally serve as a nursery or home office depending on requirements.



The family bathroom is finished in a modern, clean style and is fitted with a bath, wash basin and WC. A window brings in natural light, helping the room feel bright and fresh, while the separate en suite to the principal bedroom means the bathroom does not have to serve the whole household alone.

Outside

The rear garden sits directly off the kitchen/dining room, perfectly placed.

French doors open onto a paved area immediately outside the house, creating a natural spot for outdoor dining, drinks or a morning coffee. Beyond, the garden is mainly laid to lawn and enclosed by boundary walls and fencing, keeping it manageable while still giving enough room to enjoy.

For a young family, there is space for children to play within sight of the kitchen. For a couple, it is an outdoor area that can be easily personalised with planting, seating or pots without becoming a weekend-long maintenance project.

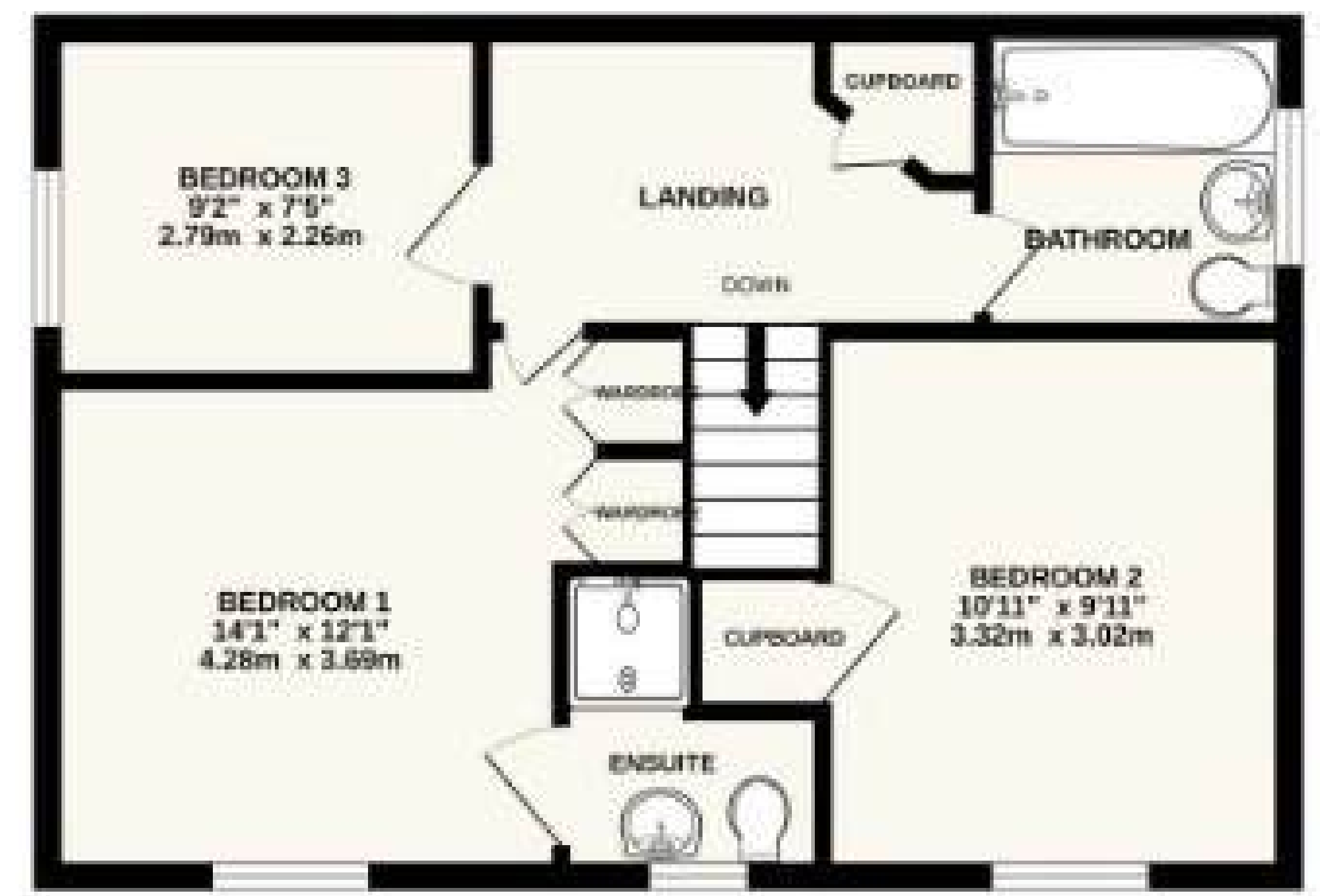
The attached garage provides useful parking or storage, with driveway parking in front. From the front, the outlook towards the surrounding countryside adds a sense of openness that is not always easy to find within a modern residential setting.







GROUND FLOOR



1ST 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 D.

EPC - C

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.

28 LOWER TRINDLE CLOSE

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

