



6 HOLLY CLOSE, CHUDLEIGH



# PROPERTY SUMMARY

Set within a quiet residential close in Chudleigh, 6 Holly Close occupies a particularly favourable position, with a larger plot, garage immediately beside the property, driveway parking and open views across the town towards the surrounding countryside.

The ground floor is arranged from a central hall, with a separate kitchen positioned conveniently between the entrance and the main living space. To the rear, the living/dining room opens directly onto the garden, creating a clear connection with the outside space and making the most of the plot. A ground floor cloakroom adds useful everyday convenience. Upstairs, there are three bedrooms and a family bathroom, giving the house a balanced layout for couples, families, downsizers or anyone needing a dedicated home office.

Outside, the garden is one of the property's best features. It feels more generous than many homes of this style, with patio, lawn, established planting and a raised area that gives the space interest and usability. With the garage set directly beside the house rather than away in a block, the property has a level of day-to-day practicality that should stand out in Holly Close.





Beko



ideal



Hotpoint

# Welcome



The front door opens into the central entrance hall, giving the house a clear sense of arrival. From here, the main ground floor rooms are easily reached, with the cloakroom positioned off the hall and stairs rising to the first floor.

The arrangement works particularly well as the living/dining room sits across the rear of the house, opening directly onto the garden and drawing the outside space into everyday use. The kitchen is separate and conveniently placed within the ground floor layout, allowing the reception room to remain focused on relaxing, dining and enjoying the outlook to the rear.

This is a home where the practical details are immediately apparent: a usable ground floor plan, direct access to the garden, a cloakroom, driveway parking and the garage positioned beside the house. The proportions are manageable, but the plot, garden and outlook give the property a stronger sense of space than many comparable homes nearby.



The kitchen is fitted with a good range of wall and base units, granite-effect work surfaces and tiled splashbacks. The finish is neutral and unfussy, giving the room a clean, usable feel, with space for the usual appliances and a window bringing in natural light. There is plumbing for a washing machine, space for a fridge/freezer and a double-glazed window looking out towards the garden.





The living/dining room sits across the rear of the house and forms the main everyday space. There is space here to create both a seating area and a dining area, making it a room that can shift easily between quiet evenings, family meals and time with friends. Glazed doors open directly onto the garden, drawing the outside in and making the most of the larger plot, whilst the under stair storage is yet another useful addition.. In warmer months, the room can work almost as an extension of the garden; in winter, it remains a comfortable central space with a pleasant outlook to the rear.

The ground floor cloakroom is a useful addition, particularly for families, guests and everyday convenience.





Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a comfortable double, while the second bedroom is also a good-sized room with a pleasant outlook. The third bedroom gives the house useful versatility and would work well as a child's room, nursery, study or dressing room. A large airing cupboard with slatted shelves provide further useful storage.



The family bathroom is finished in a calm, neutral palette, with a modern white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. Part-tiled walls provide a practical, easy-care finish, creating a fresh and straightforward space for everyday family use.



# Outside

The outside space is one of the property's strongest features. The plot feels more generous than many homes of this style, with garden space arranged around the rear and side of the house.

Immediately outside the living/dining room is a paved patio, creating an easy place for outdoor seating or dining. From here, the garden continues with lawn, planted areas and steps leading to a raised section, adding depth and interest without feeling difficult to manage.

The garage sits immediately beside the property, which is a valuable practical advantage. The space offers useful options for parking, storage, bikes, tools or hobby use. There is also driveway parking to the front.

The rear outlook is a key part of the appeal, with views extending across Chudleigh towards open countryside and wooded hills beyond. This gives the garden and upper floor rooms a pleasing sense of openness.

Holly Close is a quiet residential setting within Chudleigh, a well-regarded Devon town with local shops, pubs, primary school and everyday amenities. The A38 is within easy reach, giving convenient access to Exeter, Plymouth, Newton Abbot, Dartmoor and the wider South Devon area.





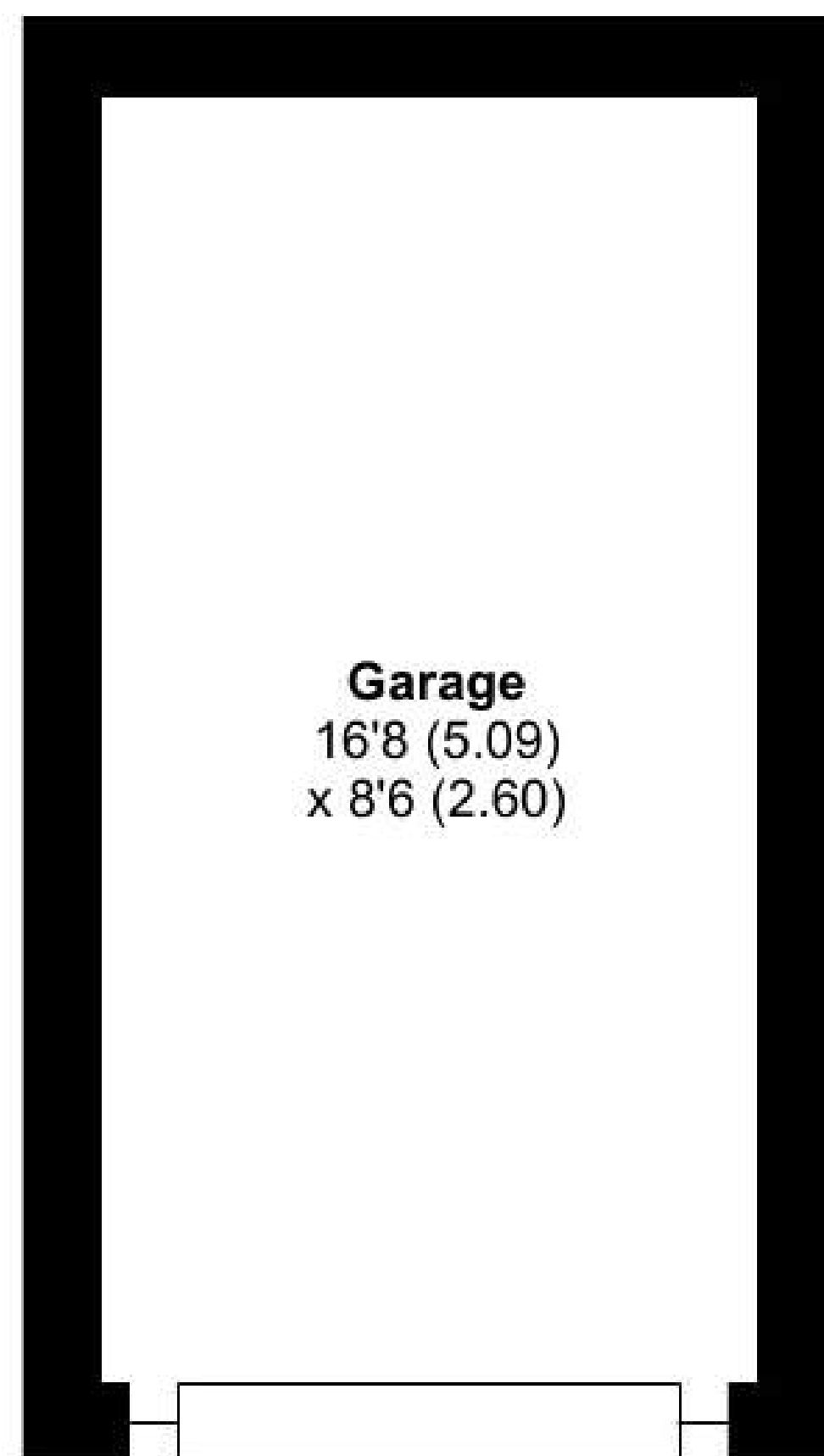
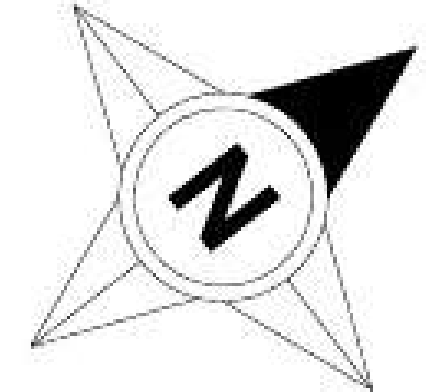
# Holly Close, Chudleigh, Newton Abbot, TQ13

Approximate Area = 768 sq ft / 71.3 sq m

Garage = 142 sq ft / 13.1 sq m

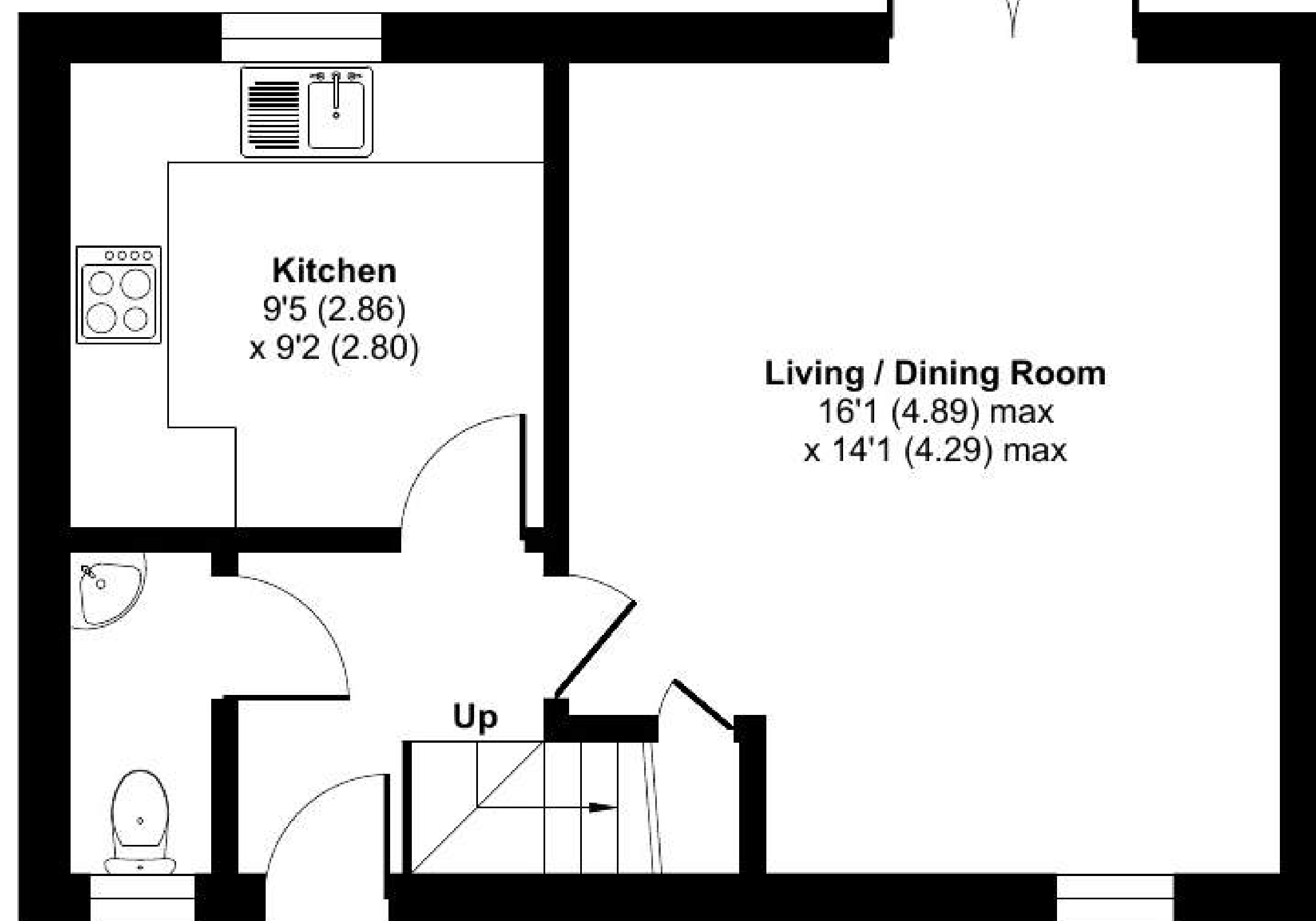
Total = 910 sq ft / 84.4 sq m

For identification only - Not to scale



**Garage**  
16'8 (5.09)  
x 8'6 (2.60)

**GARAGE**

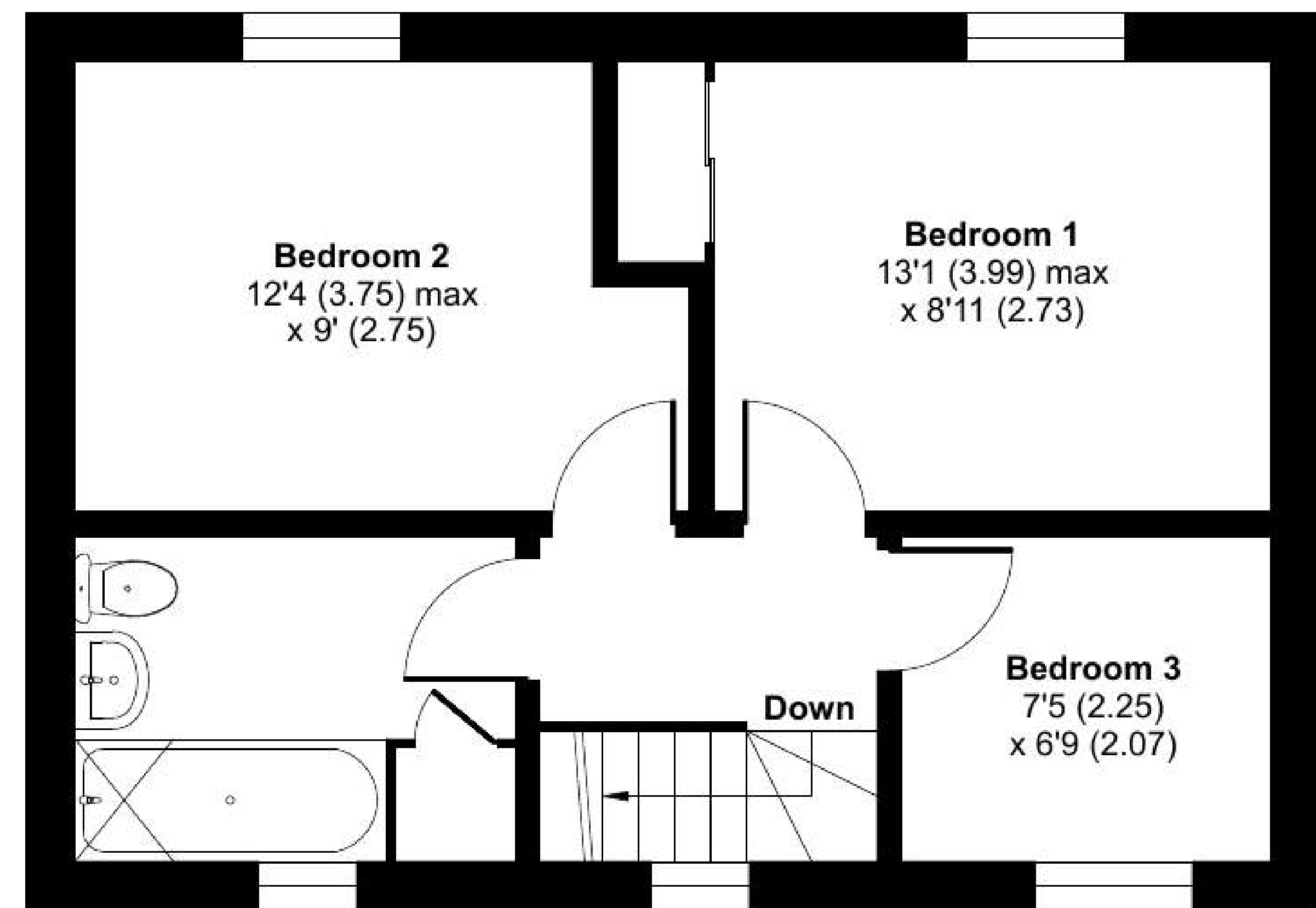


**Kitchen**  
9'5 (2.86)  
x 9'2 (2.80)

**Living / Dining Room**  
16'1 (4.89) max  
x 14'1 (4.29) max

Up

**GROUND FLOOR**



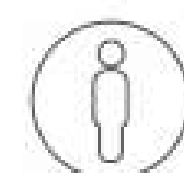
**Bedroom 2**  
12'4 (3.75) max  
x 9' (2.75)

**Bedroom 1**  
13'1 (3.99) max  
x 8'11 (2.73)

**Bedroom 3**  
7'5 (2.25)  
x 6'9 (2.07)

Down

**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: 1449764



# Key Facts for Buyers

## TENURE

Freehold with vacant possession on completion.

## COUNCIL TAX - Band C

## 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.

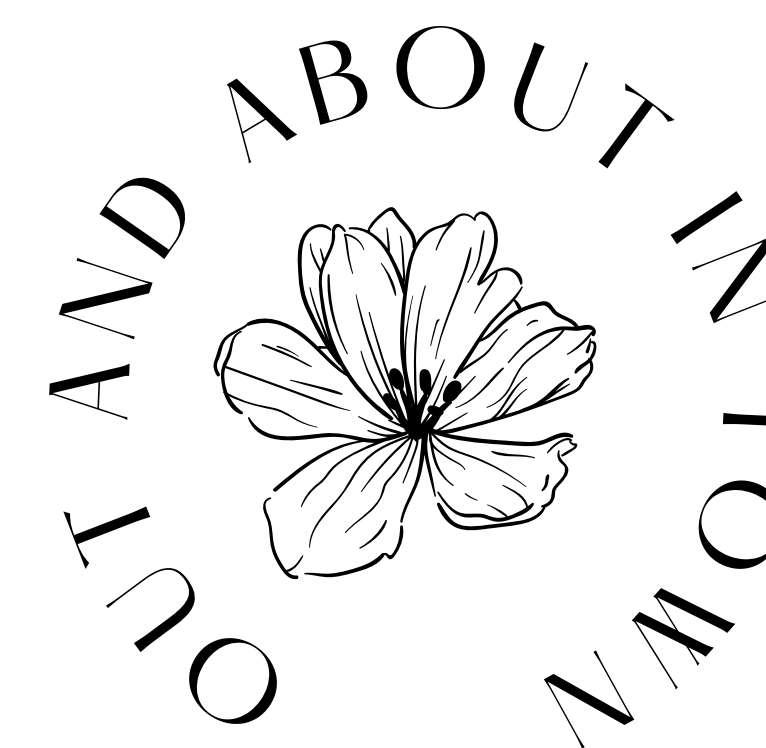
## THE RESULT?

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.



# 6 HOLLY CLOSE

CHUDLEIGH • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

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

