



# SADDLEBACK COTTAGE, CHUDLEIGH




# KEY FEATURES

A well-maintained, much loved family home for over 20 years, Saddleback Cottage, 8 Parkway Road offers an exciting opportunity to own a charming character home tucked away in a sought after location in the heart of Chudleigh. With easy access to both Exeter and Dartmoor, this property is ideally placed for commuters and outdoor lovers alike, it's a fantastic chance to enjoy the best of Devon living.

 Charming home in a peaceful residential spot

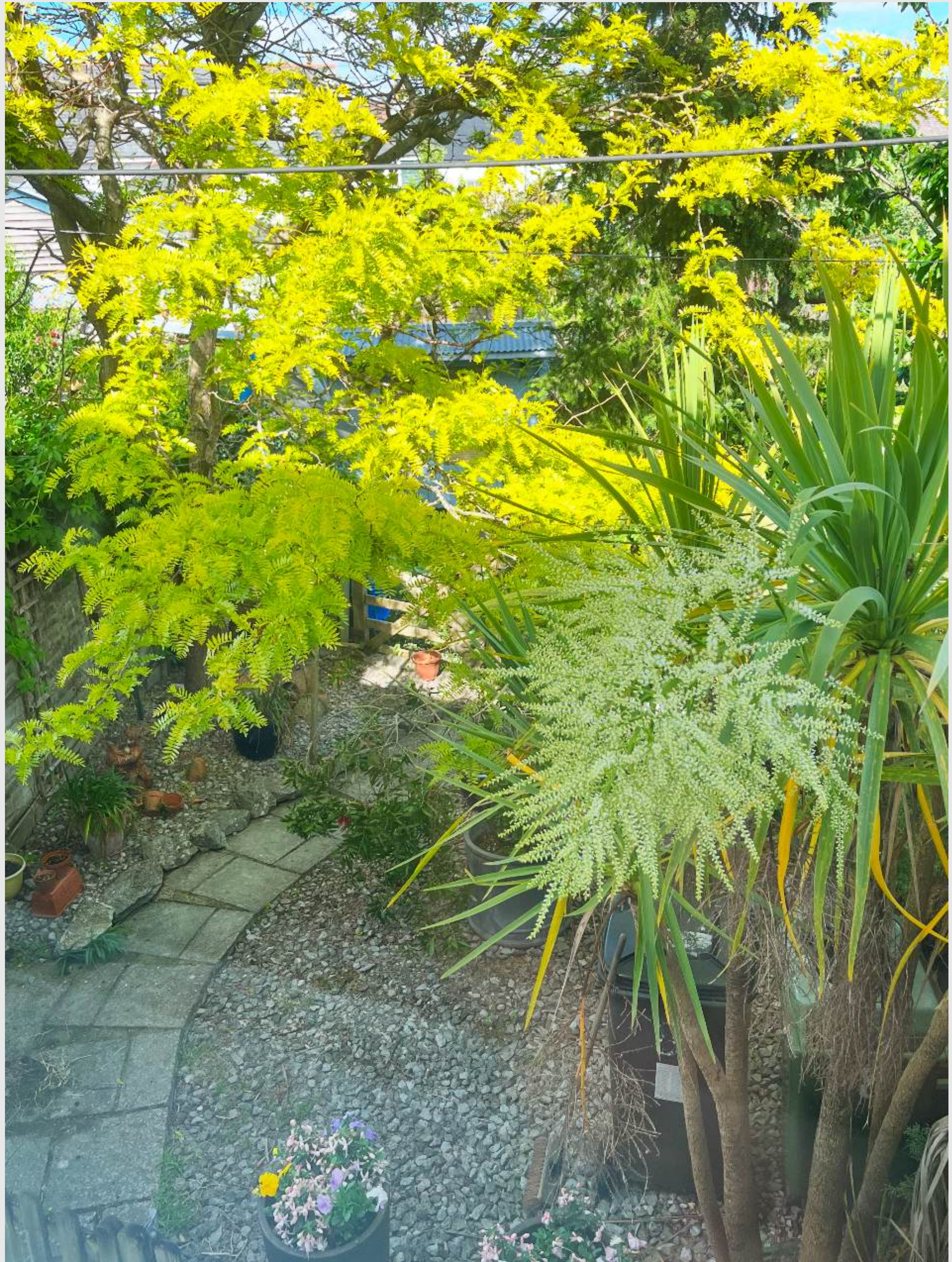
 Superb connectivity

 Generous outside space including a private garden and detached garden office

 Dartmoor & Devon coast on your doorstep









# Welcome



Step into a light-filled lounge that blends comfort and character, with attractive wood flooring underfoot and a central functional fireplace offering a cosy log fire for those winter evenings. A generous front facing window frames the view over the neatly kept front garden, allowing natural light to pour in and enhancing the room's bright welcoming feel.









The kitchen is both a practical and full of homely cottage charm, offering ample storage and larder with work space for everyday cooking. It leads directly into a bright conservatory, which adds valuable extra space.









Upstairs, you will find two well proportioned bedrooms, each offering a comfortable retreat at the end of the day. The main bedroom is a generous size and enjoys a pleasant outlook over the mature front garden, it is a light -filled room and enjoys the early morning sunrise. There is space for wardrobes and additional furnishings.



This second bedroom enjoys views over the rear decked garden area and receives long summer sunlight and spectacular evening sunsets.







The bathroom is conveniently located on the ground floor, featuring a clean, functional layout with a bath, overhead shower, WC and wash basin. Well presented and practical. Benefiting from natural light from a large obscure glass double glazed window.



# Outside

The property enjoys a generous front garden - a private and well kept area perfect for relaxing, entertaining or gardening, it receives full sun all day. It also benefits from a detached, mains powered, garden office/studio, ideal for home working, creative projects or as a garden room or additional storage.

There is a further timber shed of 14' and a metal storage shed. To the rear of the property is an enclosed decked patio garden offering a quiet spot and dedicated sun-trap - ideal for relaxing with a chilled drink, enjoying al fresco dining and a perfect child's play area.







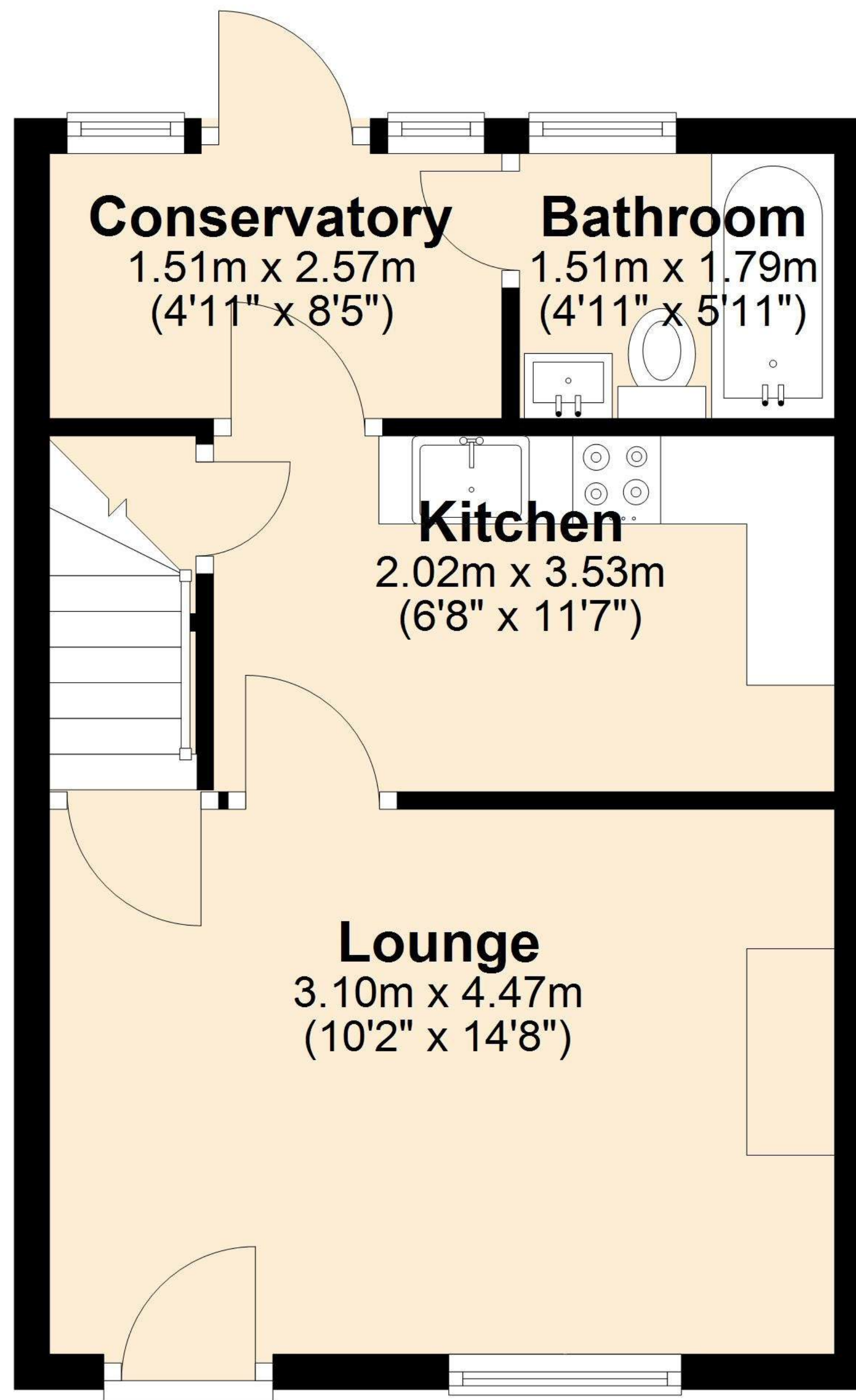






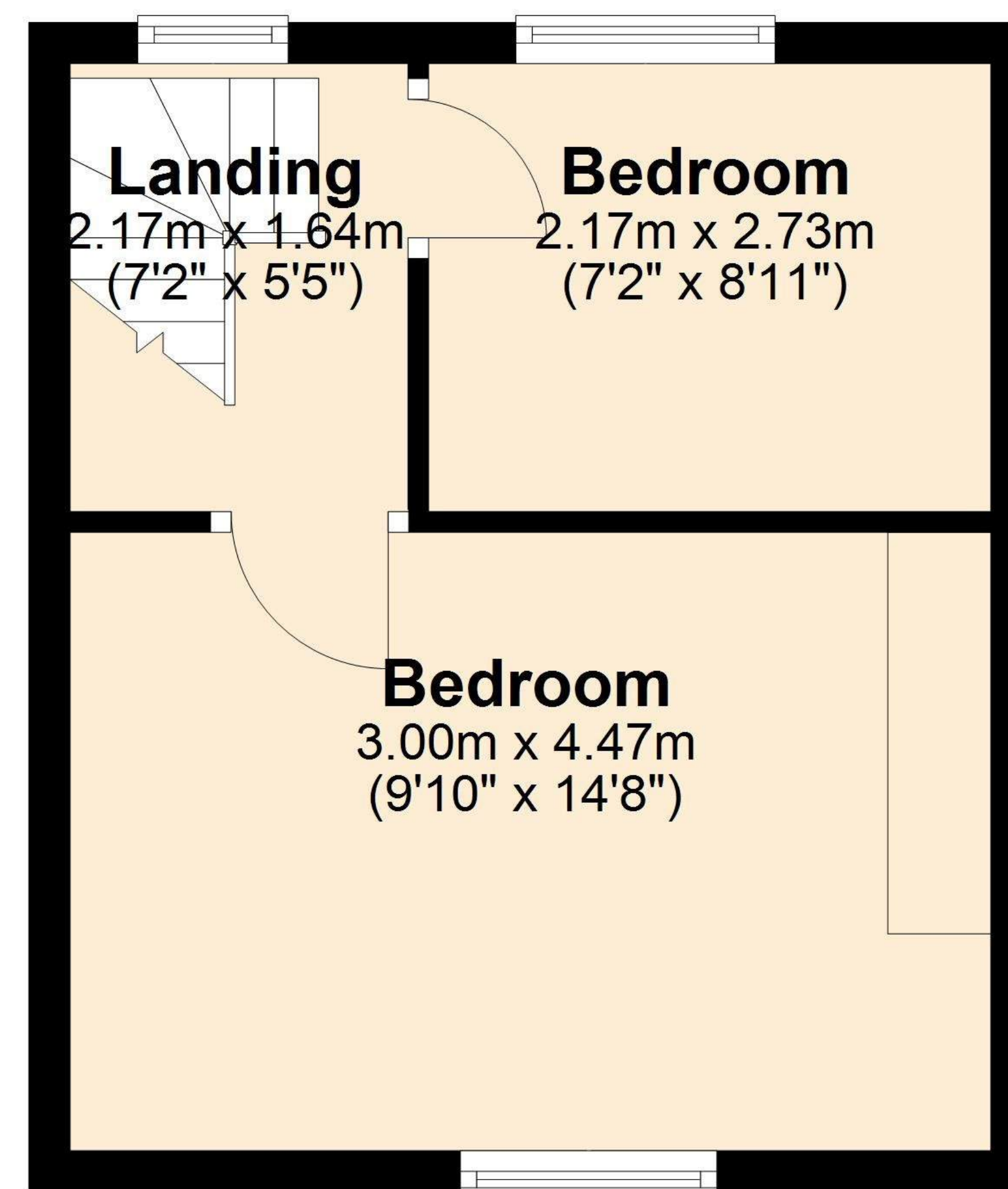
## Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.5 sq. feet)



Total area: approx. 54.1 sq. metres (581.8 sq. feet)



# Key Facts for Buyers

## TENURE

Freehold.

## COUNCIL TAX - Band A

## 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 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.

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 plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate



# 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.

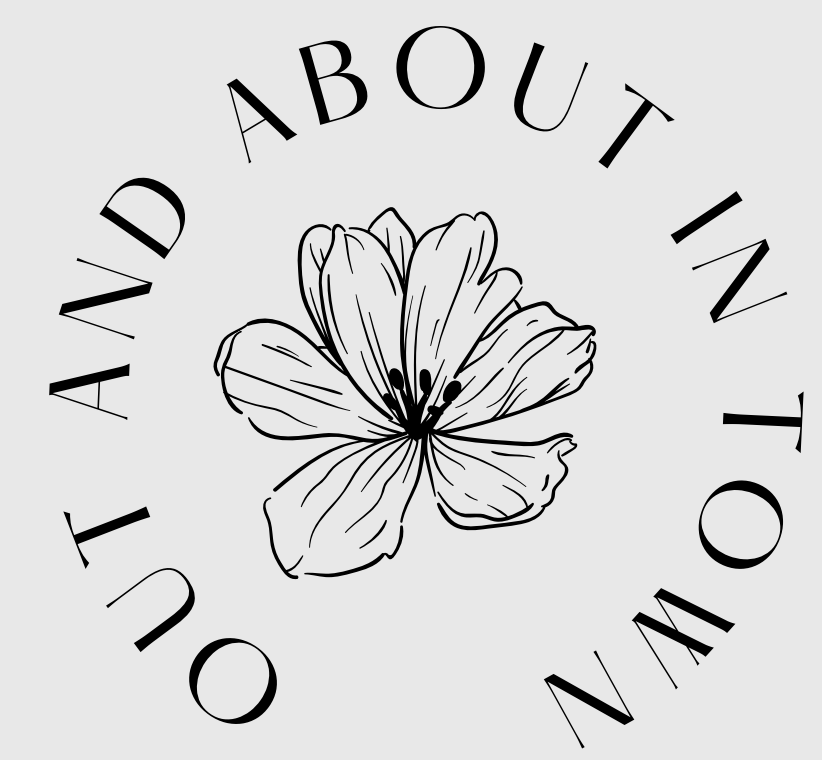
Please note:

- \* 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.

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# About... Chudleigh



Chudleigh has a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school.

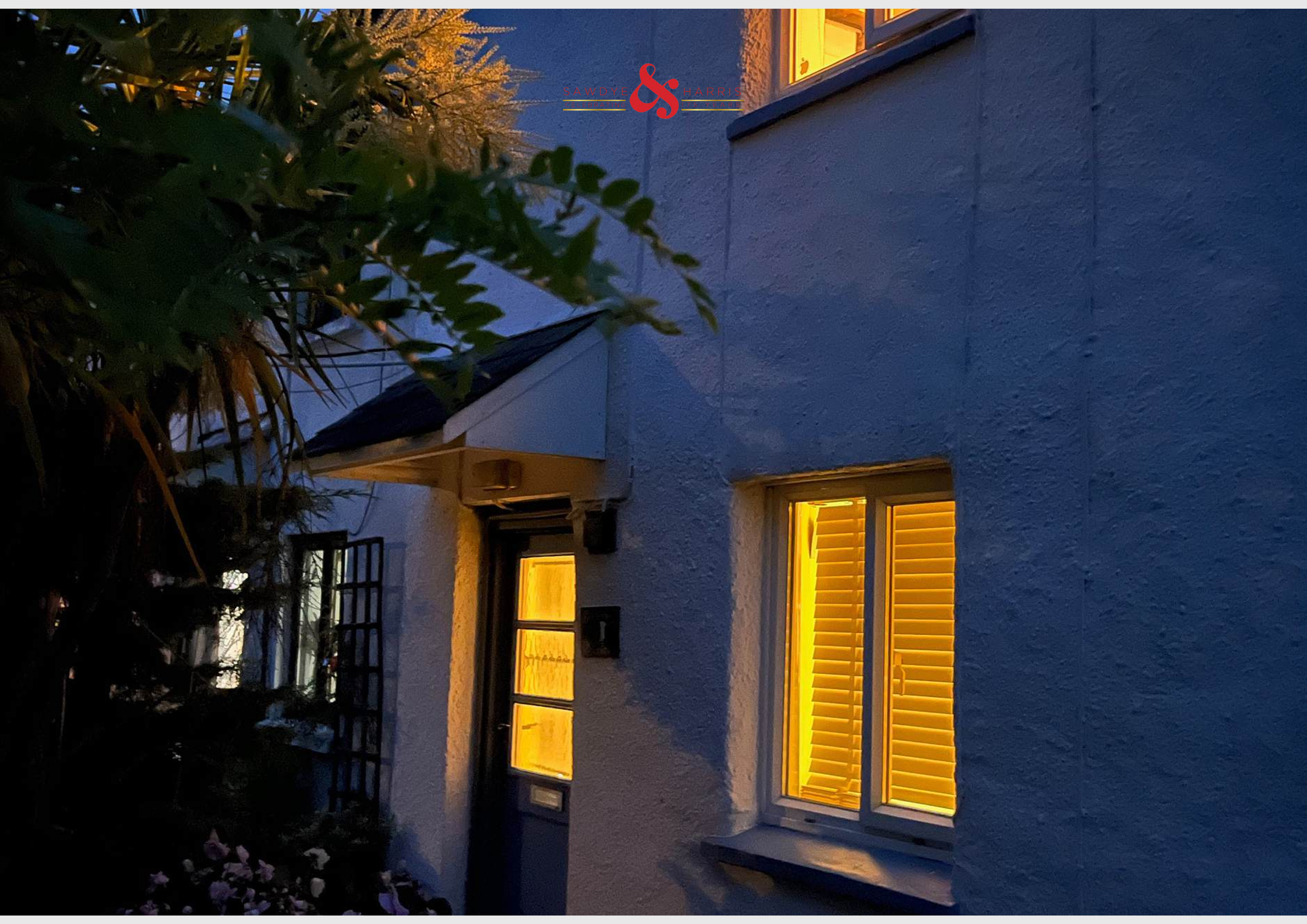
The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

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.









SADDLEBACK COTTAGE  
8 PARKWAY  
CHUDLEIGH  
TQ13 0LF



To view this property simply call our Chudleigh Office on 01626 852666

