



5A WOODWAY STREET, CHUDLEIGH







## 5A WOODWAY STREET

CHUDLEIGH, Devon TQ13 0JU

A self-contained ground floor apartment with its own tucked away private entrance, enclosed garden and allocated parking — offered with no onward chain and vacant possession.

Tucked to the rear of the building and accessed via a shared pathway, this well-presented one-bedroom home benefits from its own trellis-enclosed entrance, creating a sense of privacy and separation from neighbouring properties.

With a manageable layout, private outdoor space and a straightforward purchase position, this property is ideally suited to first-time buyers, downsizers or investors.

Guide Price £145,000



**SAWDYE & HARRIS**  
**THE TEIGN VALLEY OFFICE**

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The property is approached via a shared pathway leading to the rear of the building, where a trellis-fenced area defines the private entrance and garden space.

The front door opens into an entrance hall, which in turn leads through to the kitchen — positioned centrally within the apartment and forming the natural hub of the home.

Fitted with a range of wall and base units with work surfaces over, the kitchen incorporates an oven and hob with extractor above, together with space for appliances. A window above the sink allows for good natural light, creating a practical and functional space for everyday living.





The lounge is a comfortable and well-proportioned living space, offering flexibility for both seating and dining if required. Its layout lends itself easily to modern day living and provides a bright and light setting.

The bedroom enjoys a pleasant outlook across the rear and offers space for essential furnishings, as well as a built-in wardrobe. Completing the accommodation is the bathroom, fitted with a white suite comprising bath with shower over, wash hand basin and WC. Tiled surrounds and a window provide both practicality and natural light.





# Outside

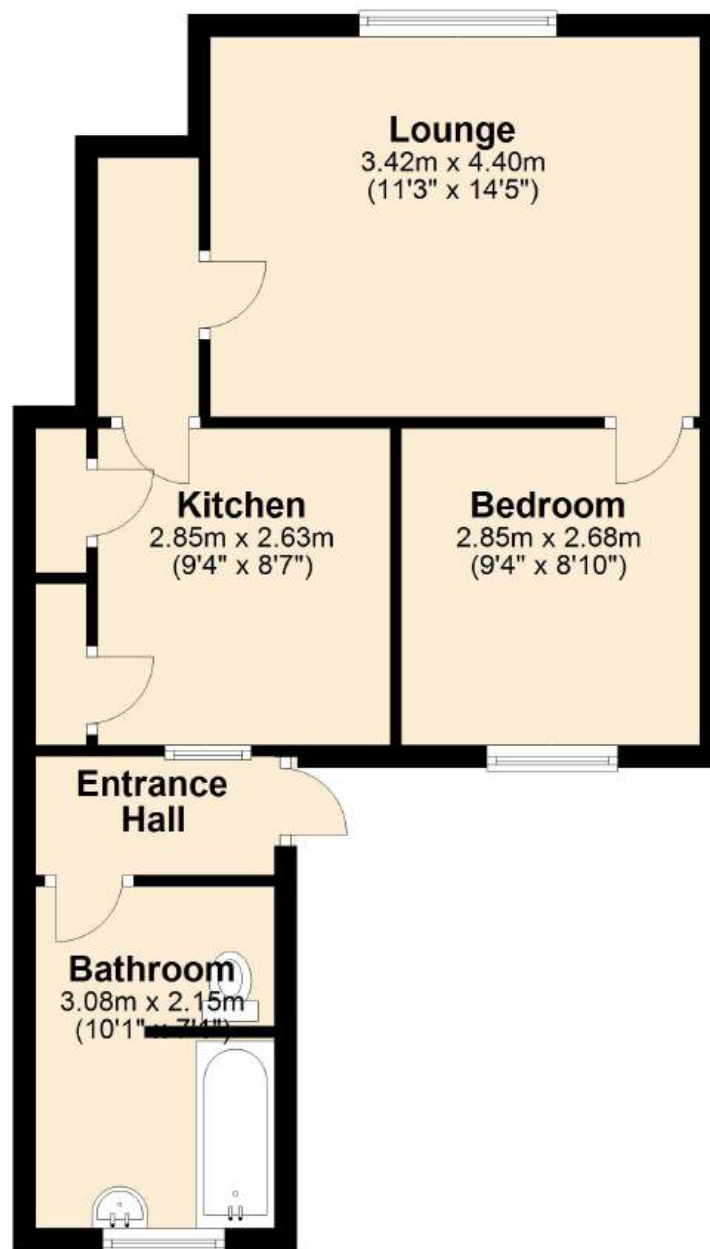
The property benefits from its own defined outdoor space, accessed via the shared pathway to the rear.

A trellis-fenced section creates a sense of separation and privacy as you approach the front door, leading into a private enclosed garden area. Designed for ease of maintenance, the garden is predominantly laid to gravel with a paved seating area — ideal for a bistro table, morning coffee or evening drinks.

The space is fully enclosed with fencing, offering a sheltered and manageable outdoor retreat that is perfectly suited to those seeking low-maintenance living without sacrificing outside space.

There is also a communal area for bin storage accessed via the shared pathway.





**Total area: approx. 44.3 sq. metres (476.8 sq. feet)**

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 plans and aerial images are not to scale and for illustrative purposes only.



# Key Facts for Buyers

**TENURE** - Leasehold to be created on exchange of Contracts.

## **Important Information – Section 157 (Devon Rule)**

This property is subject to a Section 157 restriction under the Housing Act 1985. This means that purchasers must have lived or worked within Devon for the three years immediately preceding purchase, or otherwise meet the specific eligibility criteria set out under the legislation. We recommend that any prospective purchaser confirms their eligibility with the Local Authority prior to making an offer.

**COUNCIL TAX BAND** - A

**EPC** - C

## **SERVICES**

All mains services are connected. There is gas fired central heating at the property.

## **BROADBAND**

Super Fast 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 The Teign Valley Office - 01626 852666

Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

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.



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# 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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



# About... Chudleigh

Chudleigh is a thriving market town with a wealth of charm and community spirit. With a popular weekly market and excellent bakery, the town is well served by a good range of independent 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.

For those prioritising accessibility and community, Chudleigh offers everything within easy reach - ideal for a comfortable, connected lifestyle.

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.



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CHUDLEIGH • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

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

