



SEYMOUR, PARADE, CHUDLEIGH



KEY FEATURES

- Four bedrooms arranged over two floors
- Two ground floor bedrooms offering flexibility
- Far-reaching views from the house and garden
- Kitchen/dining room positioned to enjoy the outlook
- Sitting room to the front
- Ground floor showerroom and first floor bathroom
- Detached garage and generous driveway parking

Set within a level walk of Chudleigh's town centre, Seymour combines everyday convenience with a notably elevated outlook. The position brings a sense of openness and light, with far-reaching views that subtly shape how the home is experienced, both inside and out.

The accommodation has been arranged with flexibility in mind. Two bedrooms on the ground floor allow for ease of living or adaptable use, while two further bedrooms upstairs provide separation and privacy. The kitchen and dining space forms a sociable heart to the home, positioned to make the most of the outlook, while the sitting room offers a more settled and comfortable retreat. Outside, the combination of a well-kept garden, garage and generous driveway parking completes a home that feels practical, well-positioned and easy to live in.





Welcome

The house opens into a central hallway, setting a natural flow from the moment you step inside. To the front, the sitting room offers a comfortable and settled space, positioned away from the main living areas and well suited to quieter moments.

The stairs to the first floor are situated to the right of the sitting room, alongside a large double glazed window to the front. This brings in an excellent level of natural light, giving the stairwell a bright and open feel.





To the rear, the kitchen and dining room is arranged as a single, sociable open planspace. There is a natural place for both preparation and dining, with good worktop provision and storage set alongside space for a table. Positioned to the rear, the room benefits from a pleasant outlook, making it a space that works equally well for day-to-day routines and more relaxed gatherings.

A double glazed side door leads out to the rear patio and garden and the large picture window to the rear gives the opportunity to enjoy the wonderful view.



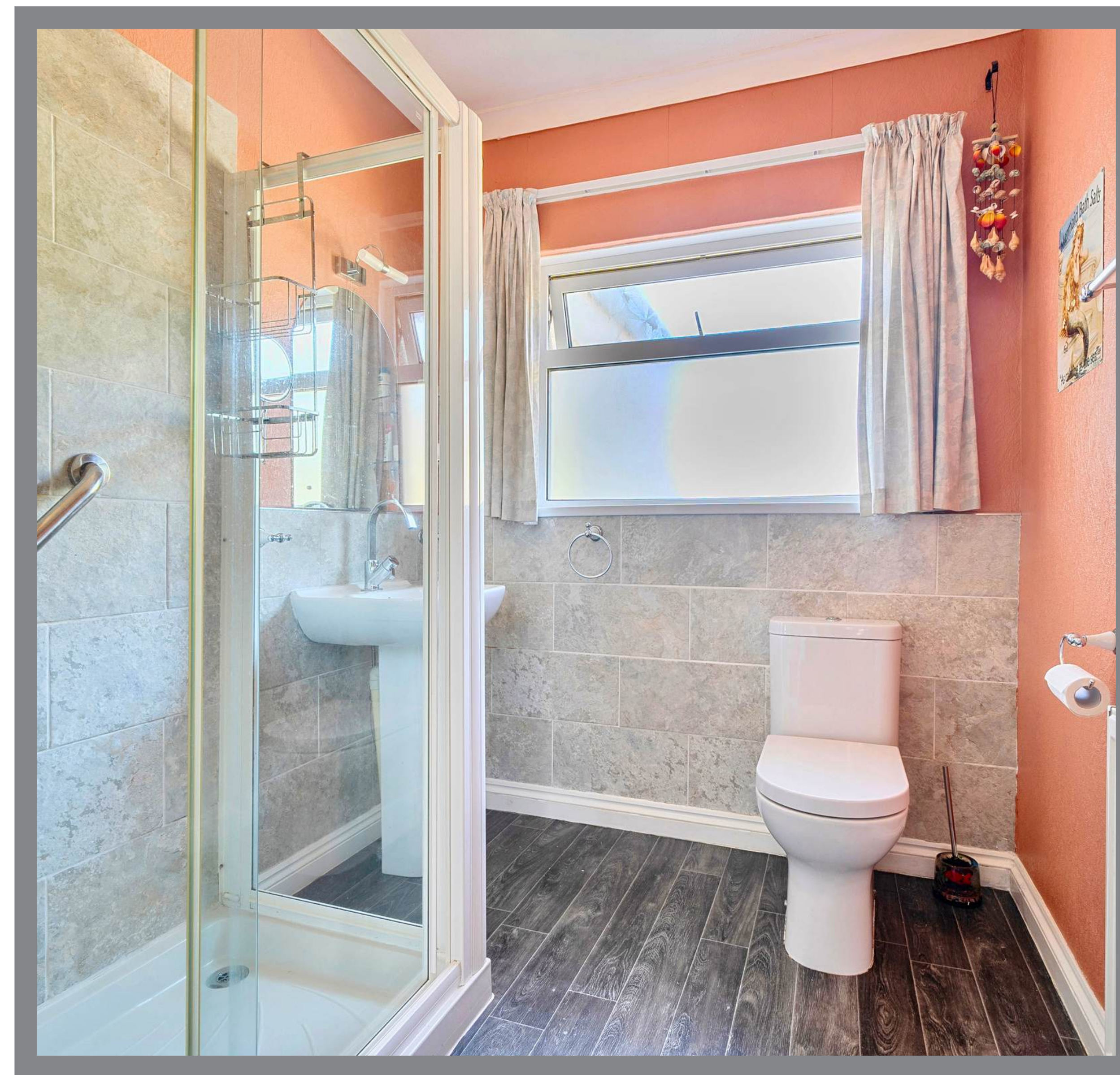




The ground floor includes two bedrooms, offering genuine flexibility. These rooms can be used as sleeping accommodation, guest space or adapted for home working, depending on requirements. A ground floor bathroom serves this level.

Upstairs, two further bedrooms are arranged within the roofline, each with a different perspective over the surrounding area. These rooms add an additional layer of adaptability, allowing the house to evolve with changing needs over time.





The bathroom arrangements are thoughtfully split across both floors. On the ground floor, a shower room provides a practical and easily accessible space for day-to-day use, particularly convenient alongside the ground floor bedrooms. Upstairs, the main bathroom is fitted with a bath, wash basin and WC, offering a more traditional arrangement and serving the first floor bedrooms comfortably.

Outside

To the front, the property benefits from a driveway providing ample off-road parking and leading to a detached garage, offering useful storage or additional parking.

The rear garden has been thoughtfully arranged, combining a paved terrace for seating with a lawn and planted borders. There is a sense of privacy, while the elevated position allows the wider views to be fully appreciated.

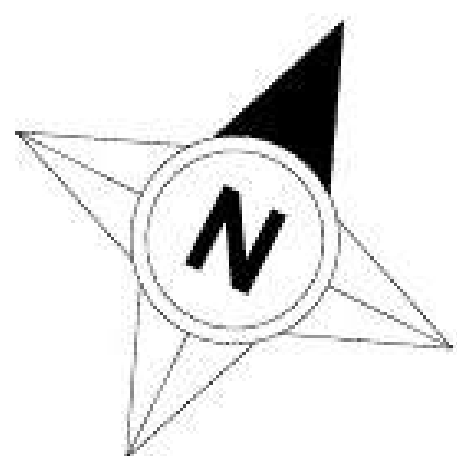
The garden feels manageable without losing its character, making it well suited to both everyday use and relaxed outdoor living.







Seymour, Parade, Chudleigh, Newton Abbot, TQ13

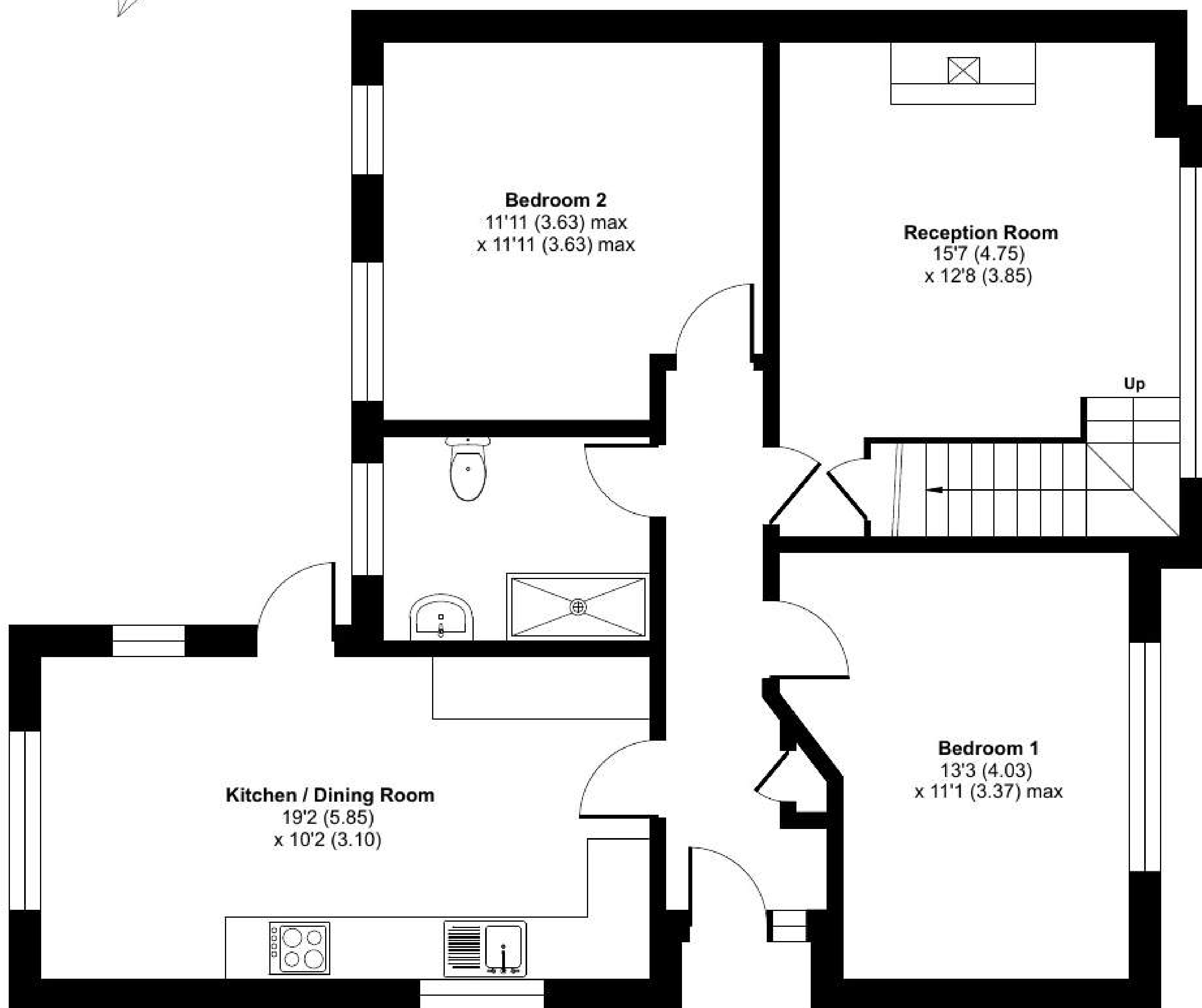


Approximate Area = 1168 sq ft / 108.5 sq m

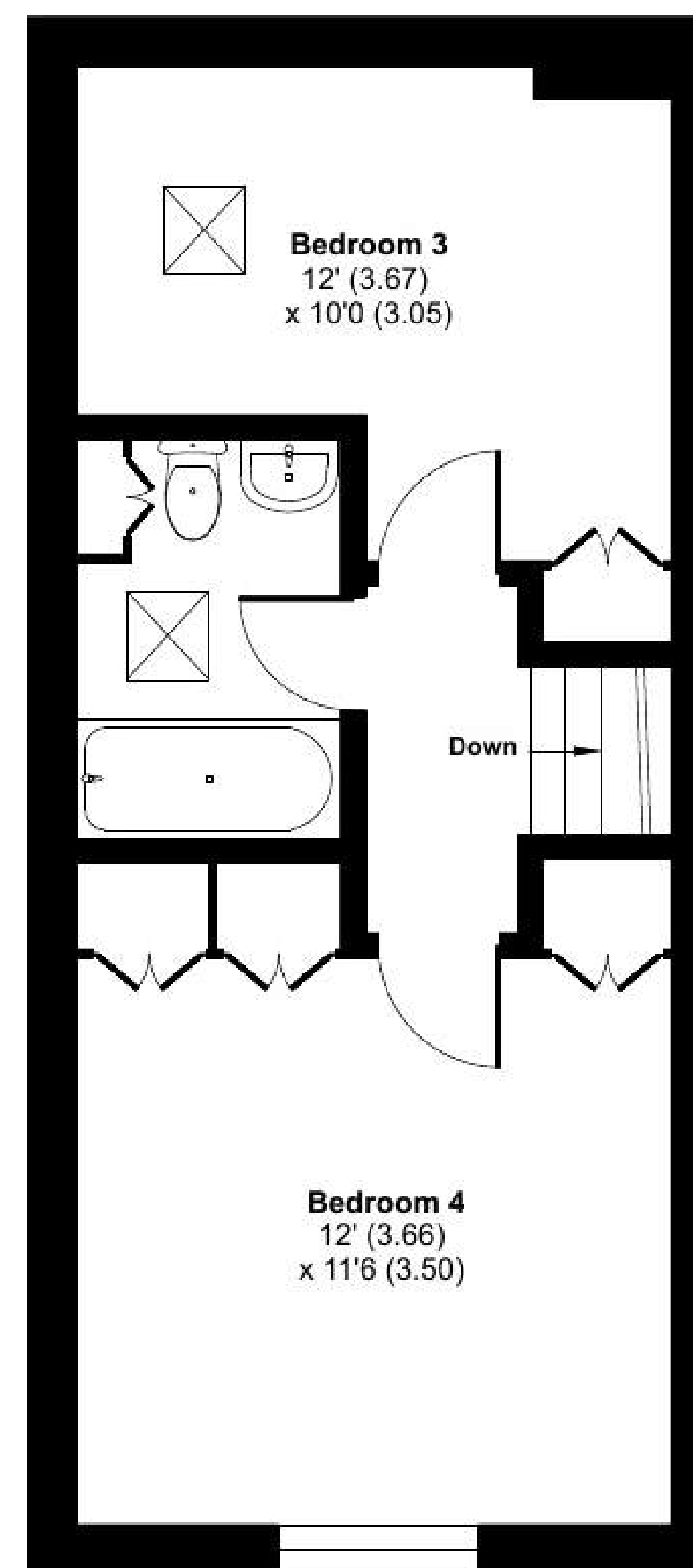
Outbuilding = 184 sq ft / 17 sq m

Total = 1352 sq ft / 125.5 sq m

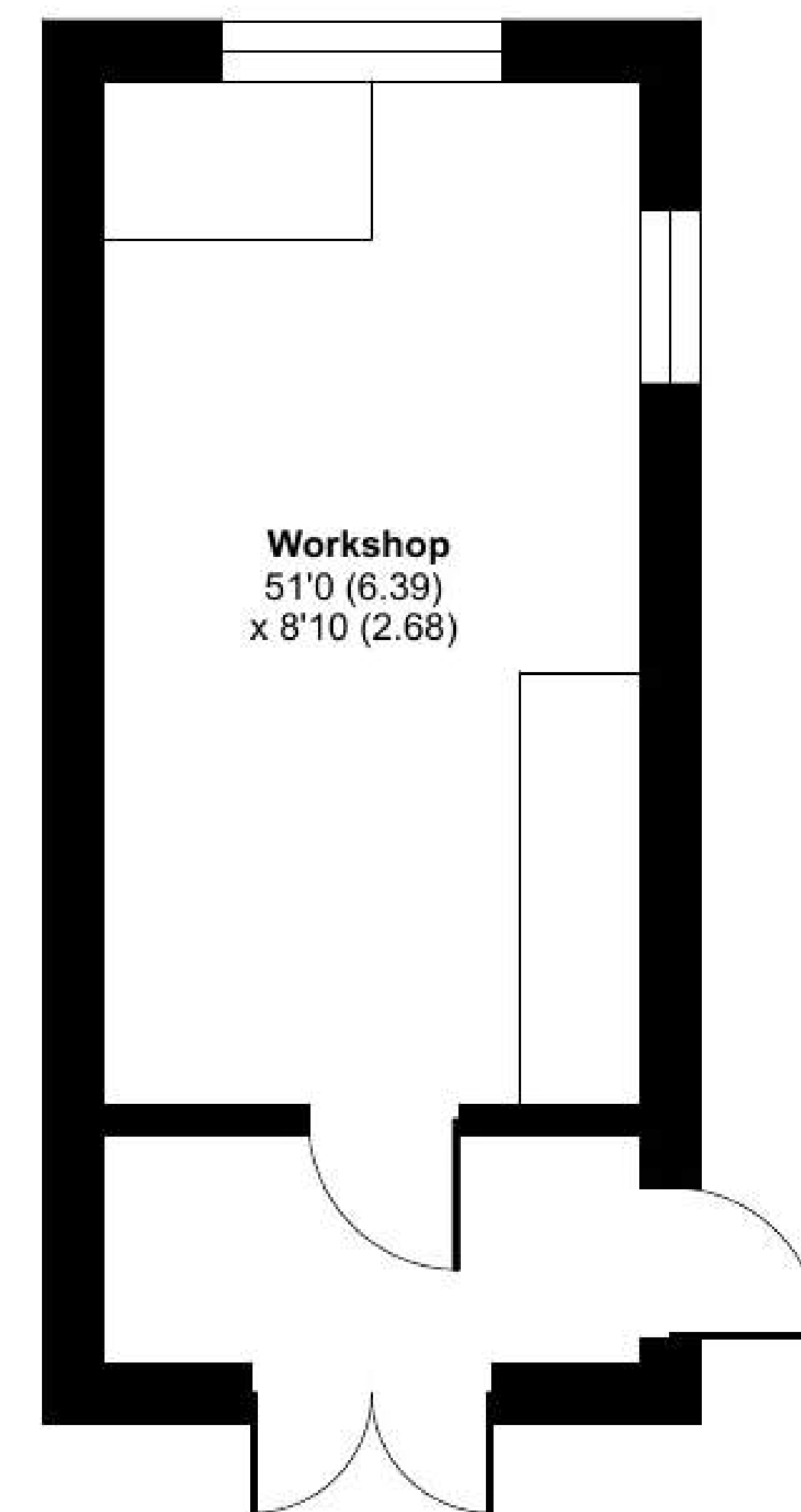
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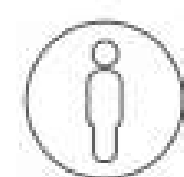
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Key Facts for Buyers

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX - Band D

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.

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★ 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.

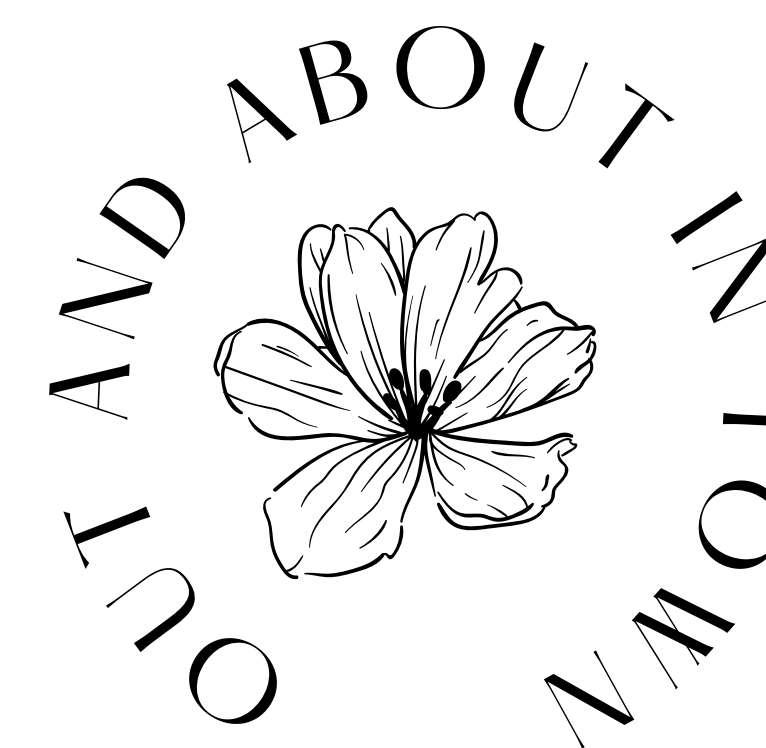
THE RESULT?

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.



SEYMOUR

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

