



TWO CLIFFORD CLOSE, CHUDLEIGH





## TWO CLIFFORD CLOSE

CHUDLEIGH , Devon TQ13 0ND

This well-maintained two-bedroom detached bungalow offers comfortable single-level living with garage, parking and private garden, quietly positioned in a popular residential cul-de-sac within easy walking distance of Chudleigh's shops, cafes and amenities.

The property has been well looked after and provides well-proportioned accommodation including a modern fitted kitchen, bright living/dining room with garden access, two bedrooms and a stylish bathroom.

With an easy-care garden and no stairs to navigate, this is an ideal home for downsizers or those seeking convenient, low-maintenance living in a well-connected Devon town.

Guide Price £360,000



**SAWDYE & HARRIS  
THE TEIGN VALLEY OFFICE**

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The front door opens into a welcoming entrance hall, providing a practical and well-proportioned space with room for coats and shoes.

The living/dining room is a bright and inviting space, positioned to enjoy views over the garden. Generous in size, it comfortably accommodates both seating and dining furniture, making it ideal for everyday living as well as entertaining. Sliding doors open directly onto the garden, allowing natural light to flood in and providing a seamless connection to the outdoor space.

The kitchen is fitted with a modern range of units and complementary work surfaces, offering both style and practicality. Well laid out, it provides good storage, space for appliances and a pleasant outlook over the garden, making it a functional and enjoyable space for cooking and day-to-day use.





There are two bedrooms, a generous double bedroom positioned to the rear of the property, offering a calm and restful space with room for wardrobes and additional furniture, whilst Bedroom Two is ideal as a guest bedroom, home office or hobby space, with flexibility to suit a range of needs.

The bathroom is fitted with a modern white suite including a roll top claw footed bath with shower mixer taps, wash hand basin and WC, all finished in a clean and contemporary style.



# Outside

Designed with easy living in mind, the property offers both front and rear outdoor spaces requiring minimal upkeep.

To the rear, the enclosed garden has been designed for ease of maintenance, with a decked seating area and level lawn – perfect for relaxing or entertaining.

To the front, there is off-road parking and access to the garage, providing additional storage or secure parking. There is also space to park in front of the garage.

Combined with its well-kept condition, manageable layout and proximity to Chudleigh's amenities and surrounding countryside, this is a home that works just as well for downsizers as it does for those looking for a comfortable, low-maintenance base in a well-connected Devon town.



# Clifford Close, Chudleigh, Newton Abbot, TQ13

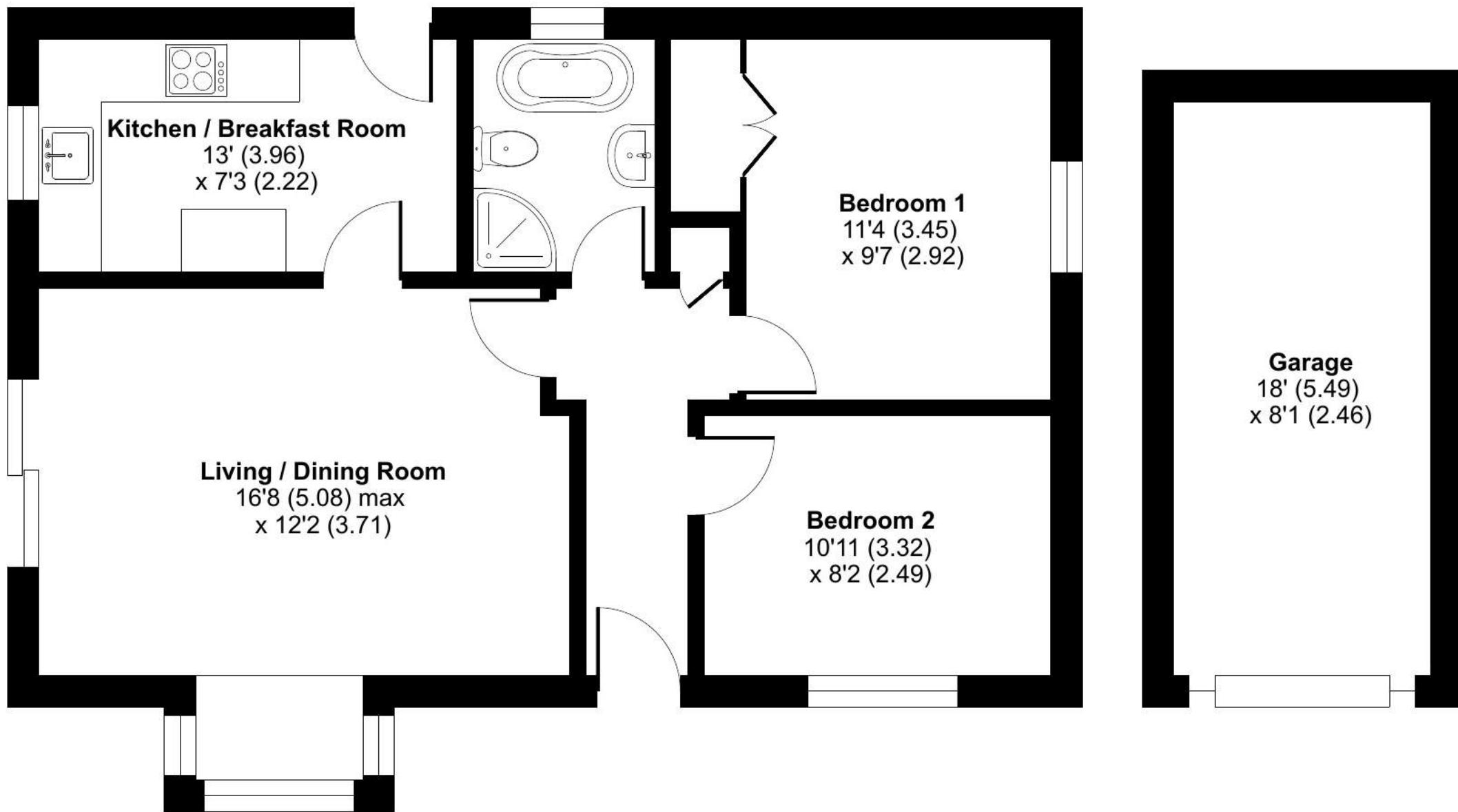


Approximate Area = 652 sq ft / 60.5 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 797 sq ft / 73.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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# Key Facts for Buyers

TENURE - Freehold .

COUNCIL TAX BAND - D

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](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

## [KEY FACTS FOR BUYERS - CLICK HERE](#)

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 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.



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 £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.

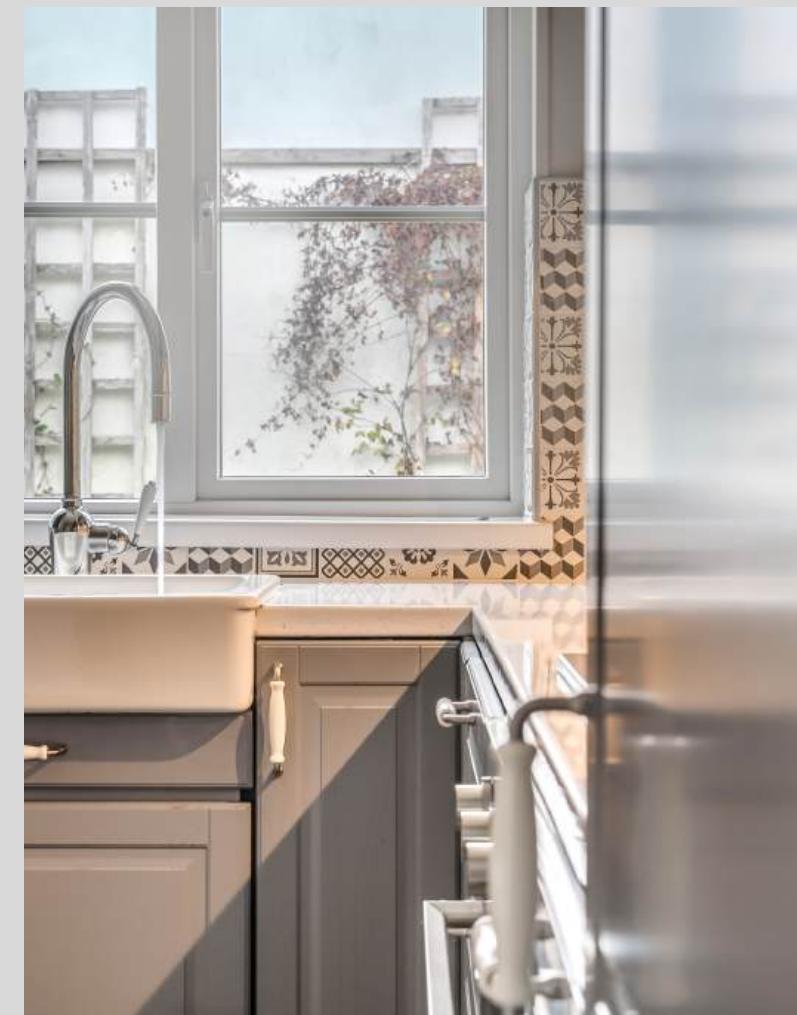
The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

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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CELEBRATING 175 YEARS

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CHUDLEIGH • DEVON



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TO BOOK  
A  
VIEWING

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