



38 MILLSTREAM MEADOW, CHUDLEIGH, TQ13 0PG

SAWDYE & HARRIS
CELEBRATING 175 YEARS



38 MILLSTREAM MEADOW CHUDLEIGH - DEVON

Conveniently located in a sought-after residential development, this beautifully presented home offers generous living space, modern comforts and a flexible layout ideal for modern lifestyles, including home working, entertaining, or accommodating guests. With a spacious internal footprint, private garden, and close proximity to local amenities, schools and countryside walks, this charming home provides a fantastic opportunity to settle into one of Devon's most charming and well-connected towns.



- Generously sized living space
- Private Enclosed Garden
- Driveway Parking and Garage
- Desirable and Accessible Location



**SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE**

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Step inside...



Step into this inviting home and you'll immediately appreciate the generous lounge and dining area - a bright, versatile space perfect for both relaxing and entertaining. With ample room for a large dining table and comfortable seating, this dual-purpose area benefits from plenty of natural light and offers a welcoming atmosphere that's ideal for everyday family life or hosting guests.







The kitchen is a real hub of the home – sleek, modern and thoughtfully arranged with generous storage and integrated appliances. There's ample worktop space for busy weekday routines, while the layout allows for easy interaction with family or guests.

Beyond the kitchen, the conservatory provides an additional reception area – perfect as a garden room, playroom, or peaceful workspace overlooking the garden. For professional couples working flexibly, this additional living space is a real advantage.

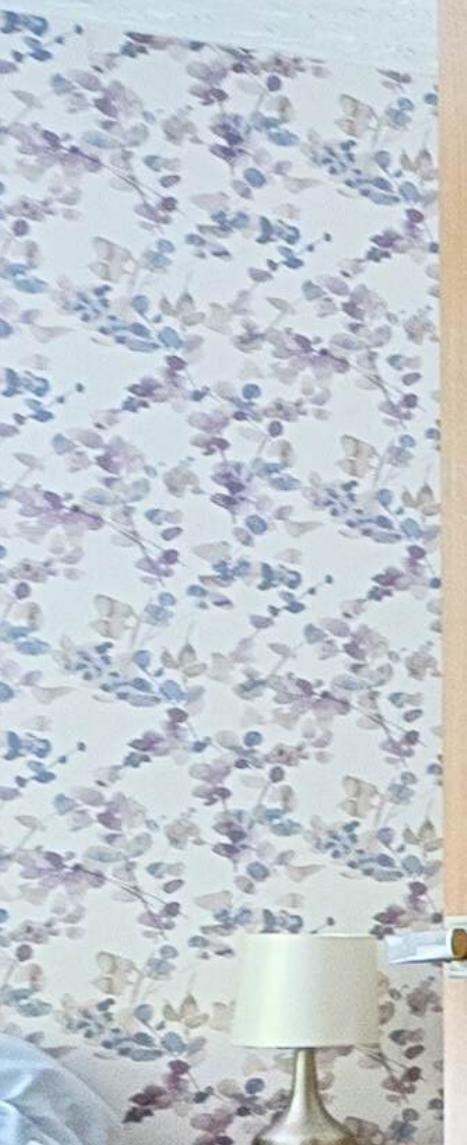






Upstairs, four well-proportioned bedrooms provide flexibility for growing families or those needing dedicated office space. The principal bedroom benefits from a stylish en-suite shower room, while the family bathroom serves the remaining bedrooms.

The generous landing enhances the sense of space, and the partially boarded loft with ladder access offers useful storage — an important practical detail for modern family life.





The property benefits from a well-appointed family bathroom, as well as a convenient downstairs WC. Both are finished with newly installed, modern fittings. Whether it's a quick morning routine or a relaxing evening soak, the bathrooms offer comfort and practicality for daily life.





The rear garden is a real highlight — private, enclosed and not overlooked, making it ideal for children and pets. The patio area provides space for summer dining and entertaining, while the lawn offers room to play or relax. It's a secure and manageable outdoor space that feels both sheltered and inviting.

To the front, driveway parking and the integral garage provide everyday convenience, storage and potential flexibility for future adaptation.

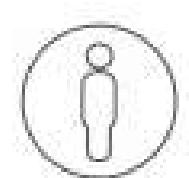
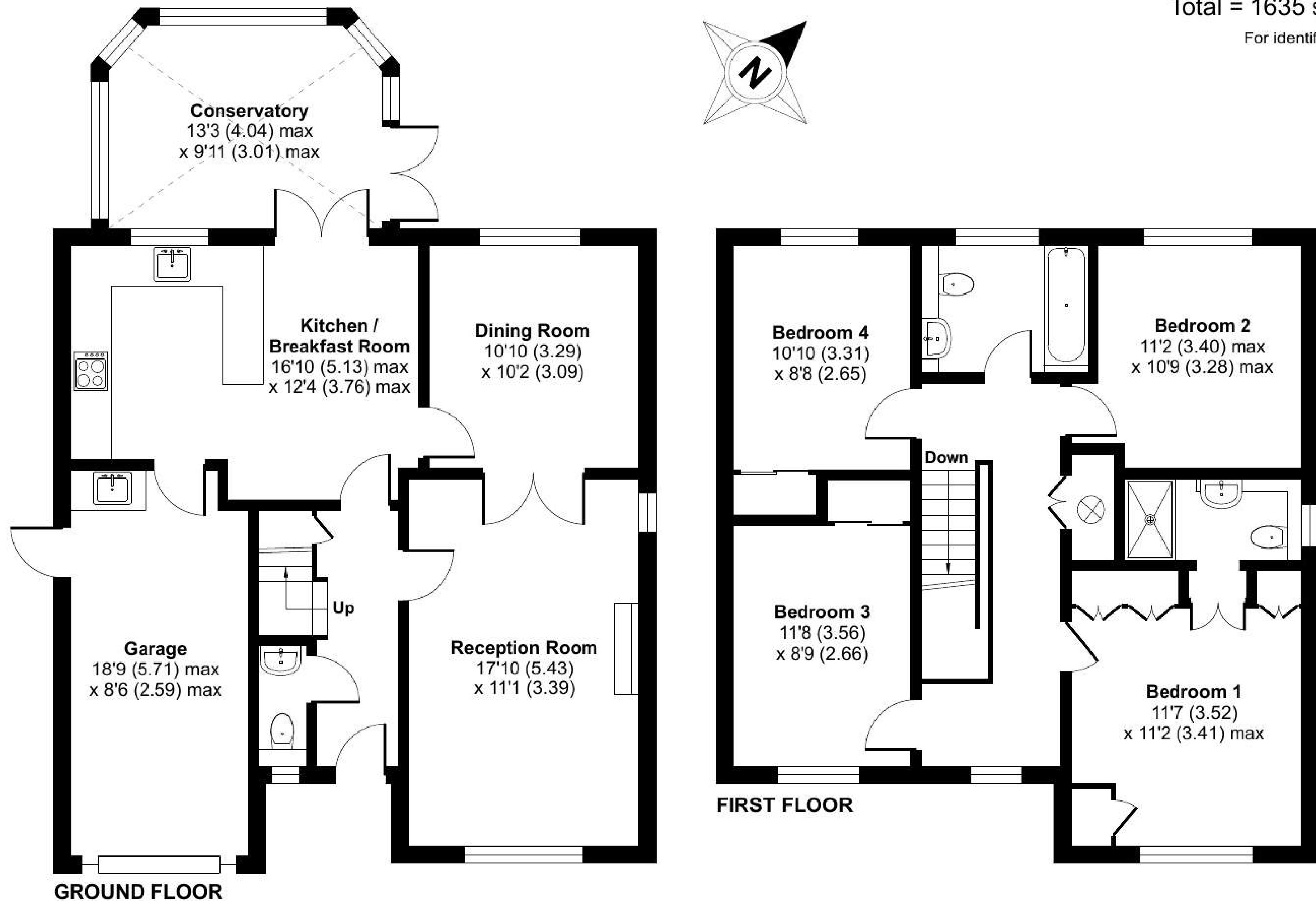
Millstream Meadow, Chudleigh, Newton Abbot, TQ13

Approximate Area = 1477 sq ft / 137.2 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1635 sq ft / 151.8 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. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1294365



Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX – Band E

EPC – C

SERVICES

The property has all mains services connected. and gas fired central heating.

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.

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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 that 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.

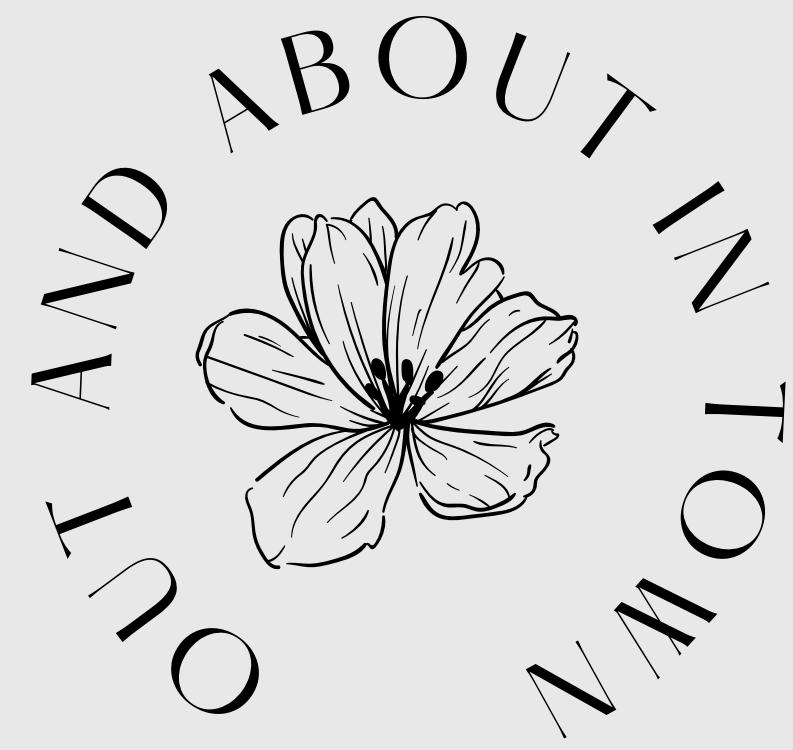
At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

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.

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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.





38 MILLSTREAM MEADOW

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

