



THE BELFRY
Lower Trindle Close, Chudleigh

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PROPERTY SUMMARY

Tucked away at the very end of a quiet cul-de-sac on the edge of Lower Trindle Close, The Belfry is a substantial five-bedroom detached home offering more than 1,800 sq ft of accommodation across three floors.

It is the arrangement of the house that makes it work so well for family life. The ground floor provides generous spaces to come together, with a sociable kitchen, dining and family room alongside a separate sitting room. Above, five double bedrooms, three bathrooms and a useful second-floor landing allow different generations, guests and home workers to find space of their own.

The setting adds to the sense of separation. The house sits on the lower edge of the development, overlooking a park area to the front, with elevated views towards the surrounding area and countryside from the upper floors.

Outside, there is an enclosed, low-maintenance rear garden, parking and turning space for three cars, an EV charging point and a detached double garage.

Offered with no onward chain, The Belfry combines generous proportions with the practical flexibility needed for modern family life.



Welcome



The front door opens into a welcoming entrance hall, where the scale and balanced layout of the ground floor immediately begin to unfold. A cloakroom and useful storage sit off the hall, with the principal living areas positioned to either side.

The kitchen, dining and family room is the natural heart of the house. Dual aspect and generously proportioned, it provides room not simply for cooking and eating, but for the different parts of family life to happen together.





The kitchen occupies the rear of the room and is arranged around a peninsula and breakfast bar, creating a natural division without closing the space off. White Shaker-style cabinetry is paired with generous work surfaces, while integrated appliances include a dishwasher and eye-level double oven. A six-ring gas hob provides further practical cooking space. Beyond the kitchen, there is ample room for a substantial dining table and a separate sitting area. A large box bay window brings light into the room, while French doors open directly onto the rear garden, helping the space work particularly well through the warmer months. A separate utility room provides further storage, a sink, space for laundry appliances and a useful larder cupboard, with a door giving access towards the rear of the house, garden and driveway.



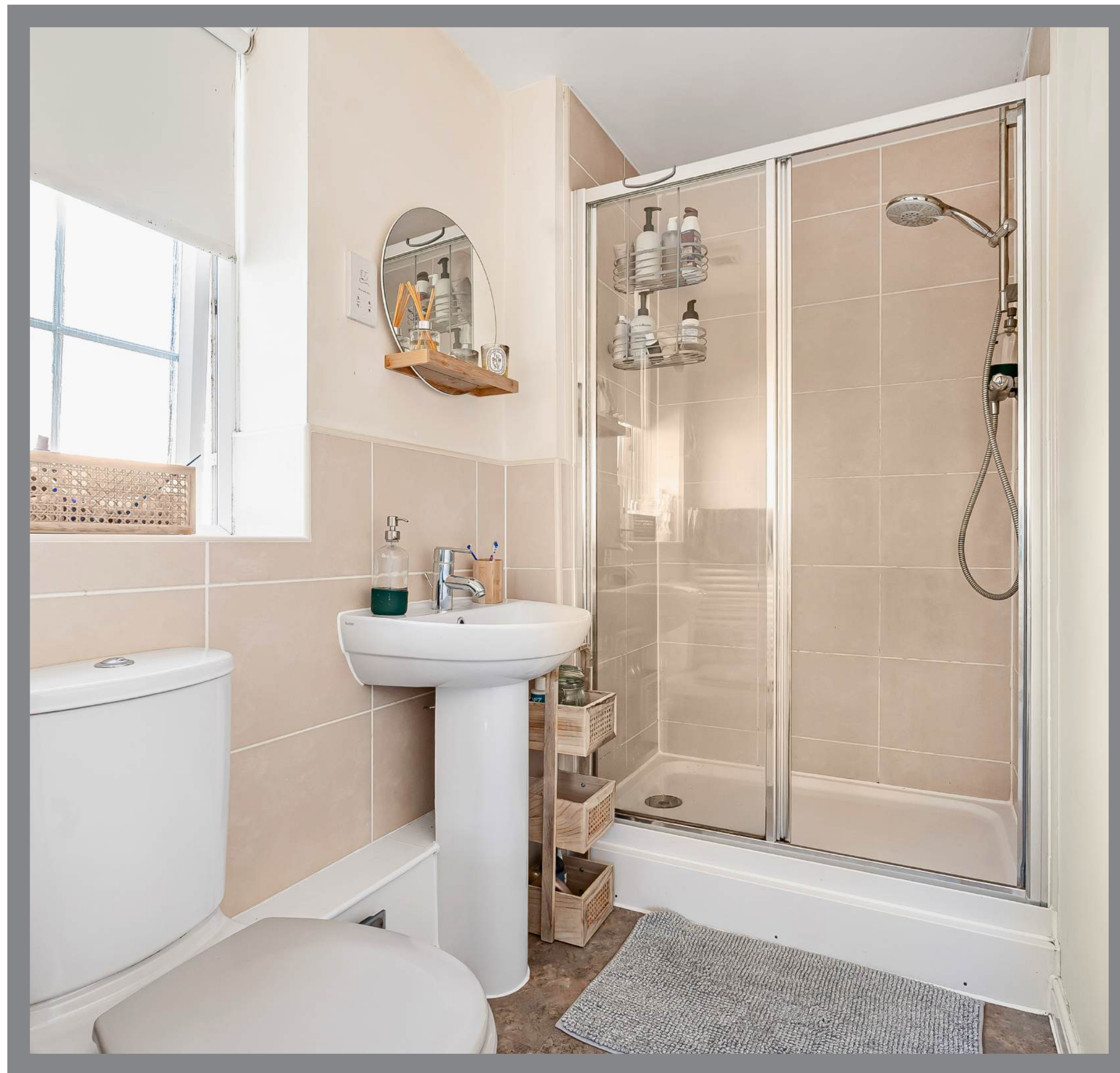
Across the hall, the sitting room offers a different atmosphere. Spacious and dual aspect, it is a bright, comfortable room with a bay window to the side and an outlook towards the park area at the front. Built-in shelving provides useful storage and gives the room a natural focal point.





The first floor is home to three bedrooms and the family bathroom. The principal bedroom is the largest, enjoying a dual aspect with views across the park and towards trees beyond the development. Built-in wardrobes provide generous storage, while the en suite shower room gives the bedroom a useful degree of privacy. Two further bedrooms sit on this level. One is a generous double with fitted wardrobes and a similar outlook to the front, while the fifth bedroom, although smaller, can still accommodate a double bed and would equally suit a dedicated home office. The family bathroom is positioned off the first-floor landing and serves the bedrooms on this level. Part tiled and fitted with a bath, wash basin, WC and heated towel rail, it provides a practical and well-proportioned bathroom for everyday family use, with a clean, modern finish.





A further staircase rises to the second floor, where the character of the layout changes again. The landing itself provides more than simple circulation space and has scope to work as a reading area, study space or additional storage. Two further double bedrooms sit on this level, both enjoying elevated views across the surrounding area and countryside. One of the bedrooms is particularly generous and includes a fitted wardrobe, with both a front-facing window and Velux bringing in natural light. A separate shower room also serves the top floor.

It is this arrangement across three levels that gives The Belfry much of its appeal. The bedrooms are not crowded onto a single floor, and the upper level provides valuable separation for older children, regular guests or those working from home. The result is a house that can adapt as family life changes, without having to compromise the main living areas below.





Outside

The Belfry occupies a tucked-away position at the end of a cul-de-sac serving only a small number of homes.

To the rear is a generous parking and turning area with space for three cars. An EV charging point has been installed beside the driveway, while the detached double garage has a full-width door, power and light.

A gated pathway between the garage and house provides direct access to the rear garden and back door. The rear garden is fully enclosed and can also be reached directly from the kitchen, dining and family room. Landscaped over two levels with paving and artificial grass, it has been arranged with ease of maintenance in mind.

There is space for outdoor furniture in a number of areas, allowing the garden to be used for dining, sitting out or simply extending family life outside during the warmer months.

To the front, a gravelled garden is enclosed by metal fencing to one side and a mature hedge to the other, helping provide screening from the development.





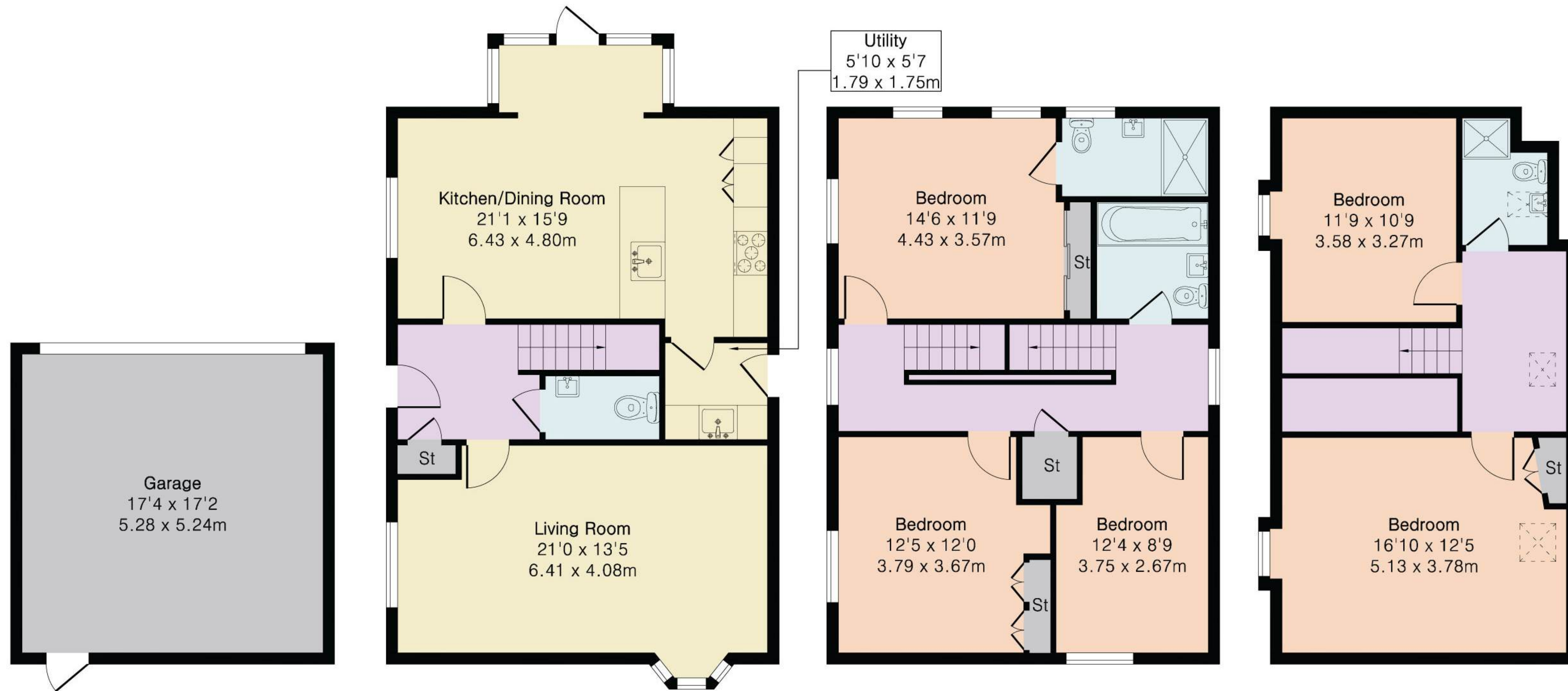
Approximate Gross Internal Area 1811 sq ft - 168 sq m (Excluding Garage)

Ground Floor Area 699 sq ft – 65 sq m

First Floor Area 655 sq ft – 61 sq m

Second Floor Area 457 sq ft – 42 sq m

Garage Area 298 sq ft – 28 sq m



Garage

Ground Floor

First Floor

Second Floor

These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

Key Facts for Buyers

TENURE

Freehold with no onwads chain.

COUNCIL TAX - Band E.

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 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.

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

★ 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.

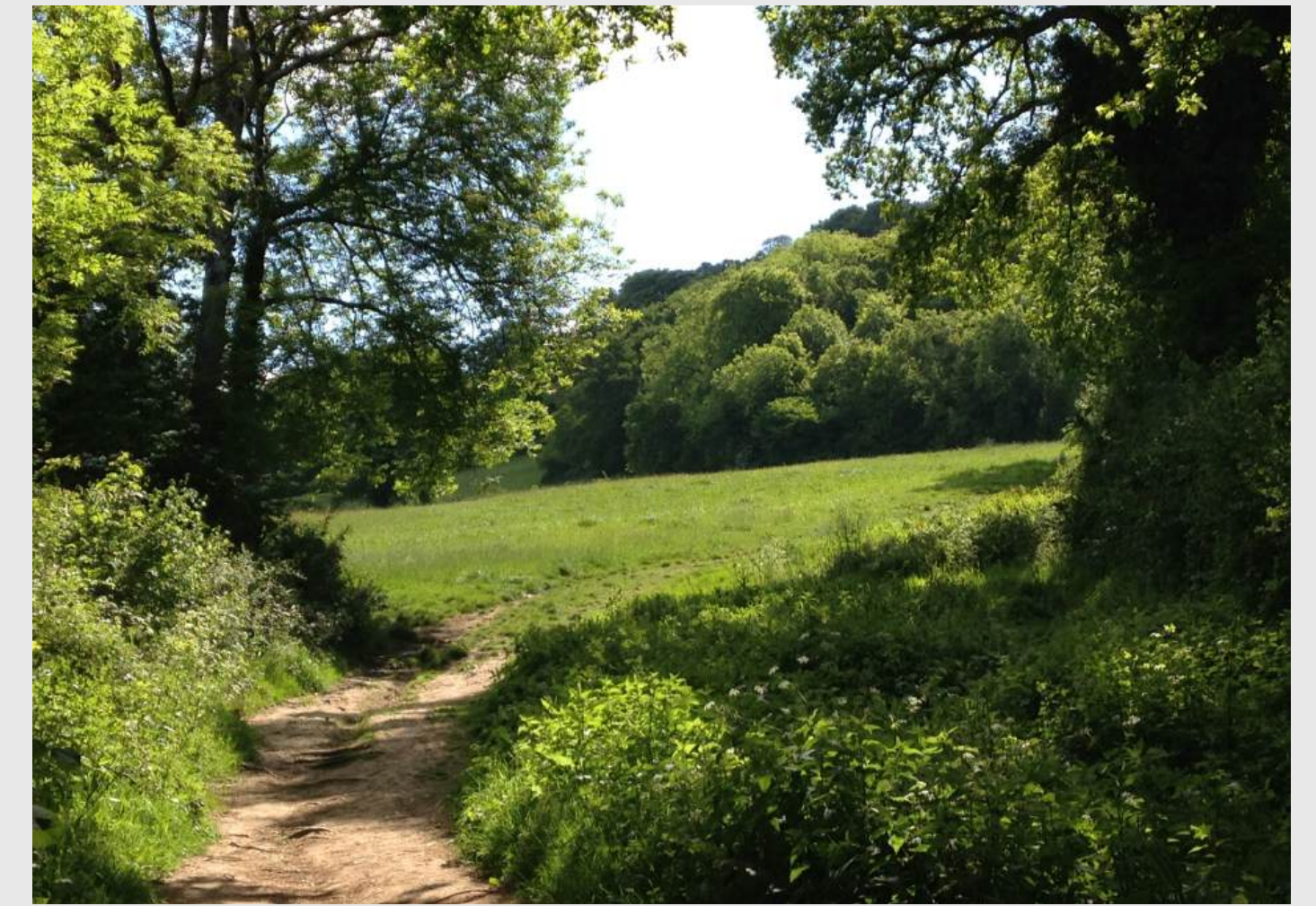
THE RESULT?

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 offers an appealing balance of community, countryside and convenience, making it a popular choice for buyers looking to enjoy a more relaxed pace of life without feeling cut off.

The town has a strong local identity, with independent shops, cafés, pubs and everyday amenities all helping to create a genuine sense of community. There is also a busy local calendar and a heated outdoor swimming pool, adding to the town's active and sociable feel.

For those who enjoy being outdoors, Dartmoor is within easy reach, while Haldon Forest and the wider South Devon countryside provide further opportunities for walking, cycling and time spent outside.

Chudleigh is also particularly well placed for travel around the region. The A38 provides convenient connections towards Exeter, Newton Abbot and Plymouth, making the town a practical base for commuting as well as exploring South Devon.

For many buyers, it is this combination that gives Chudleigh its appeal: a well-connected small town with a strong community, excellent access to the countryside and everyday life close at hand.

THE BELFRY

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

