



25 NEW EXETER STREET, CHUDLEIGH





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CHUDLEIGH, Devon TQ13 0DB

Offered to the market with no onward chain, this charming and well-presented two-bedroom cottage combines period features with practical modern living, all just a short walk from Chudleigh's vibrant town centre.

Full of warmth and personality, the property showcases exposed beams, stonework and a striking wood-burning stove, creating a welcoming atmosphere from the moment you step inside.

With a private courtyard garden and excellent access to Exeter, Dartmoor and the A38, this is a wonderful opportunity for first-time buyers, downsizers or investors alike.

Guide Price £180,000



**SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE**

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NOWHERE

NEAR
BRENTFORD FOOTBALL GROUND





London Borough of Hounslow
CLIFDEN ROAD



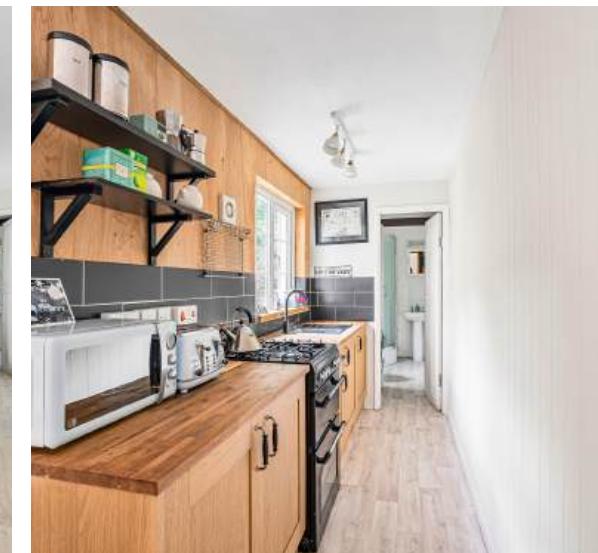
The front door opens into a welcoming living room, enhanced by exposed stonework and a feature fireplace housing a twin-door 'Villager' wood-burning stove — the natural focal point of the home.

A useful coat cupboard sits just inside the entrance, and additional storage is available beneath the stairs.

A glazed door leads into the kitchen/dining room, a bright and sociable space with French doors opening directly to the courtyard garden. The dining area comfortably accommodates a table and chairs, making it ideal for everyday living or entertaining.

The adjoining galley kitchen is fitted with a range of storage units, stylish tiled splashbacks and solid wood butcher's block-style work surfaces incorporating a stainless-steel sink. There is space for a freestanding dual fuel cooker.

Beyond the kitchen lies a practical utility area with plumbing for a washing machine and housing the gas boiler which provides hot water.





Stairs rise to the first floor where two bedrooms and a separate cloakroom/WC are arranged off the landing. The principal bedroom is a well-proportioned double room with a window to the front aspect.

The second bedroom sits to the rear and retains attractive cottage details including a deep window sill and gently curved wall, adding to the home's charm.

The shower room, sits to the ground floor and is fitted with an electric shower, WC and wash hand basin.



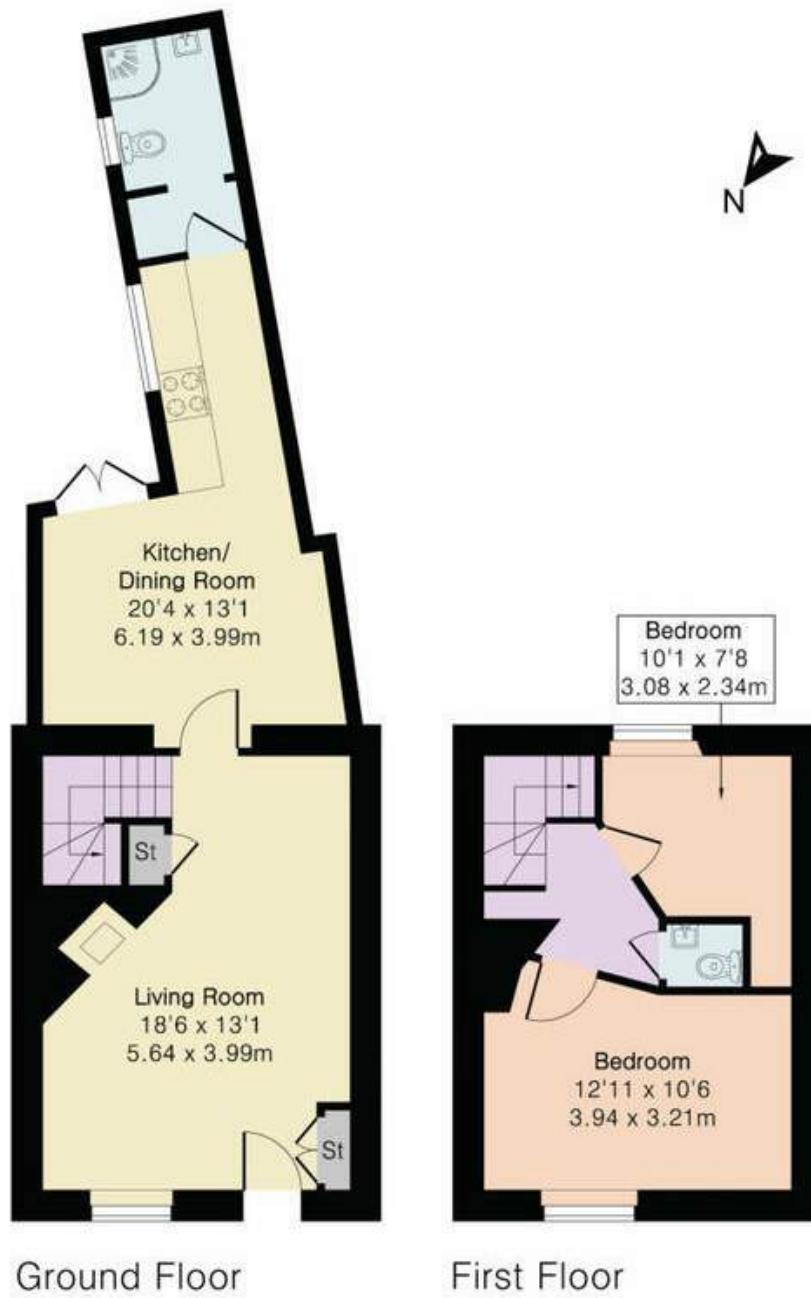
Outside

French doors from the dining area open onto a private pathway bordered by stone walling, leading to the enclosed courtyard garden.

Thoughtfully landscaped for low maintenance, the garden features a sheltered raised decked area ideal for outdoor dining, along with space for bin storage and a log store.

On-street parking is available nearby, with annual permits available for the town centre car park if required.





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 - Freehold with no onward chain.

COUNCIL TAX BAND - B

EPC - G

SERVICES

All mains services are connected. There is a gas fired boiler installed at the property which is for heating the hot water.

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

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 £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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★ 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 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.

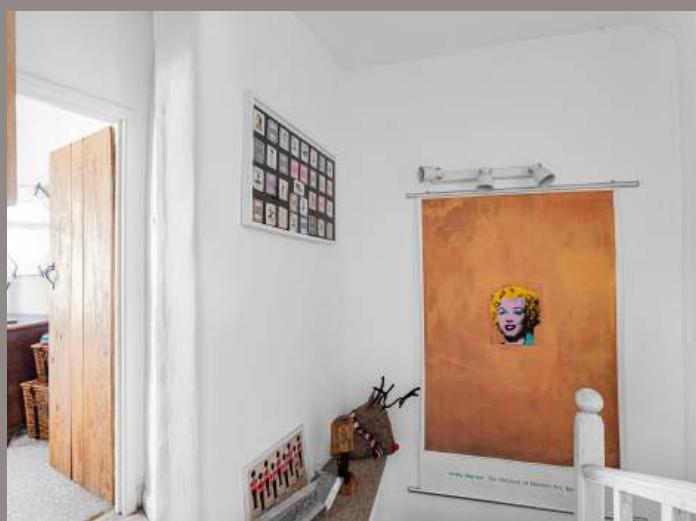
The town also has excellent provision for after school child care, as well as two playschools and mother and toddler groups. There is also a library, health centres, dentist and facilities for numerous sports and pastimes.

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.





SAWDYE & HARRIS
CELEBRATING 175 YEARS

25 NEW EXETER STREET

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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