



34 PALACE MEADOW, CHUDLEIGH





The sitting room is a bright and generously proportioned space, with a wide front-facing window enjoying pleasant views across the surrounding area. There is ample room for both seating and occasional furniture, while the central fireplace provides a natural focal point to the room.

Welcome



Set within an established residential area of Chudleigh, 34 Palace Meadow is a well-proportioned two-bedroom semi-detached bungalow offering comfortable, single-storey living.

The accommodation is arranged around a central hallway and includes a bright sitting room, fitted kitchen, two bedrooms and a bathroom. Outside, the property enjoys gardens to both the front and rear, together with driveway parking alongside the bungalow.

With gas central heating, double glazing and pleasant views to the front, this is a practical and appealing home with scope for a new owner to make it their own. Chudleigh's shops, everyday amenities and transport links are all within easy reach.



The kitchen is fitted with a range of light-coloured wall and base units, complemented by dark work surfaces and practical wood-effect flooring. There is space for a freestanding cooker beneath an extractor hood, together with provision for further appliances. A window provides natural light, while the compact layout keeps everything conveniently within reach.



There are two bedrooms positioned towards the rear of the bungalow. The main bedroom is a generously proportioned room with window overlooking the rear garden. The second bedroom has glazed doors opening directly onto the rear garden, allowing plenty of natural light into the space. and would also work well as a home office, study or occasional guest room.



The bathroom is fitted with a white suite comprising a panelled bath with an electric shower above, pedestal wash basin and WC. A frosted window provides natural light and ventilation, while easy-care wall panelling surrounds the bath and shower area.

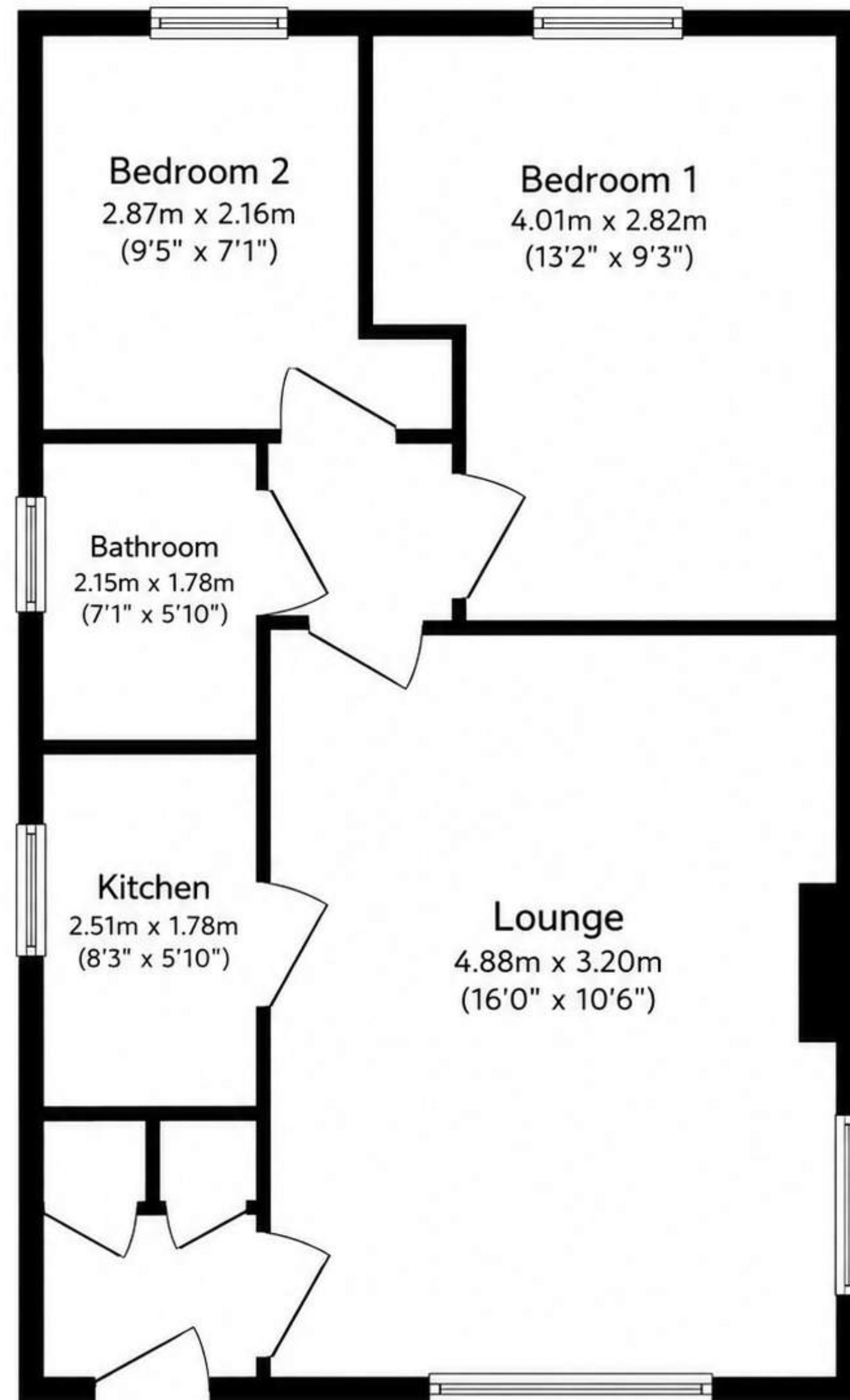
Outside

The property is approached across a front garden, with a driveway alongside providing off-road parking for two cars and access to the entrance.

To the rear is an enclosed garden arranged with a paved seating area, lawn and established planting. The garden offers an excellent opportunity for a new owner to refresh the landscaping and create an attractive outdoor space for relaxing, gardening or entertaining.







Total floor area: 58.7 sq.m. (632 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.



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Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band C

EPC - D

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.

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 is a small and well-regarded market town sitting on the south-western edge of Dartmoor, roughly midway between Exeter and Newton Abbot. It is the kind of place that rewards those who look beyond the bypass — a town with genuine community, good local amenities and easy access to some of Devon's finest countryside.

The town has a good range of day-to-day facilities including a Co-op, independent shops, cafes, a primary school, a health centre and a pharmacy. The Chudleigh Rocks, a distinctive local limestone gorge, sit just on the edge of town and offer excellent walking on the doorstep.

For commuters, the A38 Devon Expressway is immediately accessible, providing a fast link to Exeter in around 15 minutes and Plymouth in under an hour. Newton Abbot, with its mainline railway station offering services to Exeter, Bristol and London Paddington, is approximately five miles away. Teignmouth and the South Devon coast are within easy reach, and Dartmoor National Park is virtually on the doorstep.

Palace Meadow itself is a well-established residential development on the edge of town, popular with families and first-time buyers, and within comfortable walking distance of the town centre.



34 PALACE MEADOW

CHUDLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

