

53 Knights Mead, Chudleigh Knighton

£380,000 Freehold

This beautifully presented, detached, modern, four bedroom family home is located in the village of Chudleigh Knighton. A single Garage and Driveway Parking.

ROOM MEASUREMENTS:

Kitchen/Diner: 26' 3" x 8' 11" (8.01m x 2.72m)

Lounge: 15' 3" x 11' 8" (4.66m x 3.58m)

Bedroom: 12' 1" x 11' 5" (3.70m x 3.50m)

Bedroom: 13' 2" x 8' 8" (4.03m x 2.66m)

Bedroom: 10' 9" x 8' 8" (3.30m x 2.66m)

Bedroom: 10' 3" x 9' 6" (3.13m x 2.90m)

Integral Garage: 17' 10" x 8' 6" (5.44m x 2.60m)

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£3034.66 p.a 2025/2026)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating.

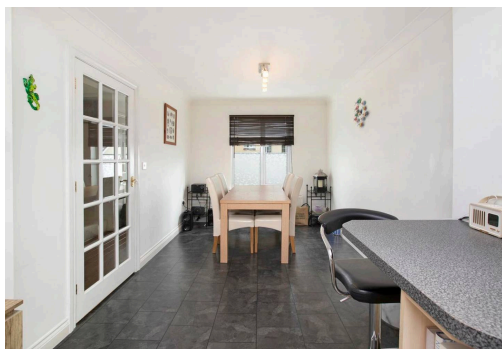
There is a communal charge to maintain the grounds and grass areas in Knights Mead and this is currently, approx. £137 pa. (2025/26)

AGENTS INSIGHT:

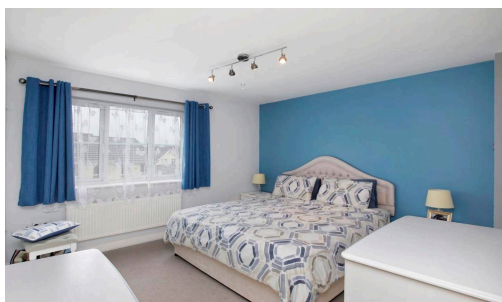
"This house has so much going for it. The kitchen diner is a really good size, with plenty of room for family get togethers. The open plan nature is great for entertaining. The lounge is also a good size with French doors which extend the living space really well out onto the level garden. The bedrooms are all well proportioned too. The property is really nestled away, it is in a quiet location but still close to the A38 and local primary school. Not to mention the popular village pub a short walk away."

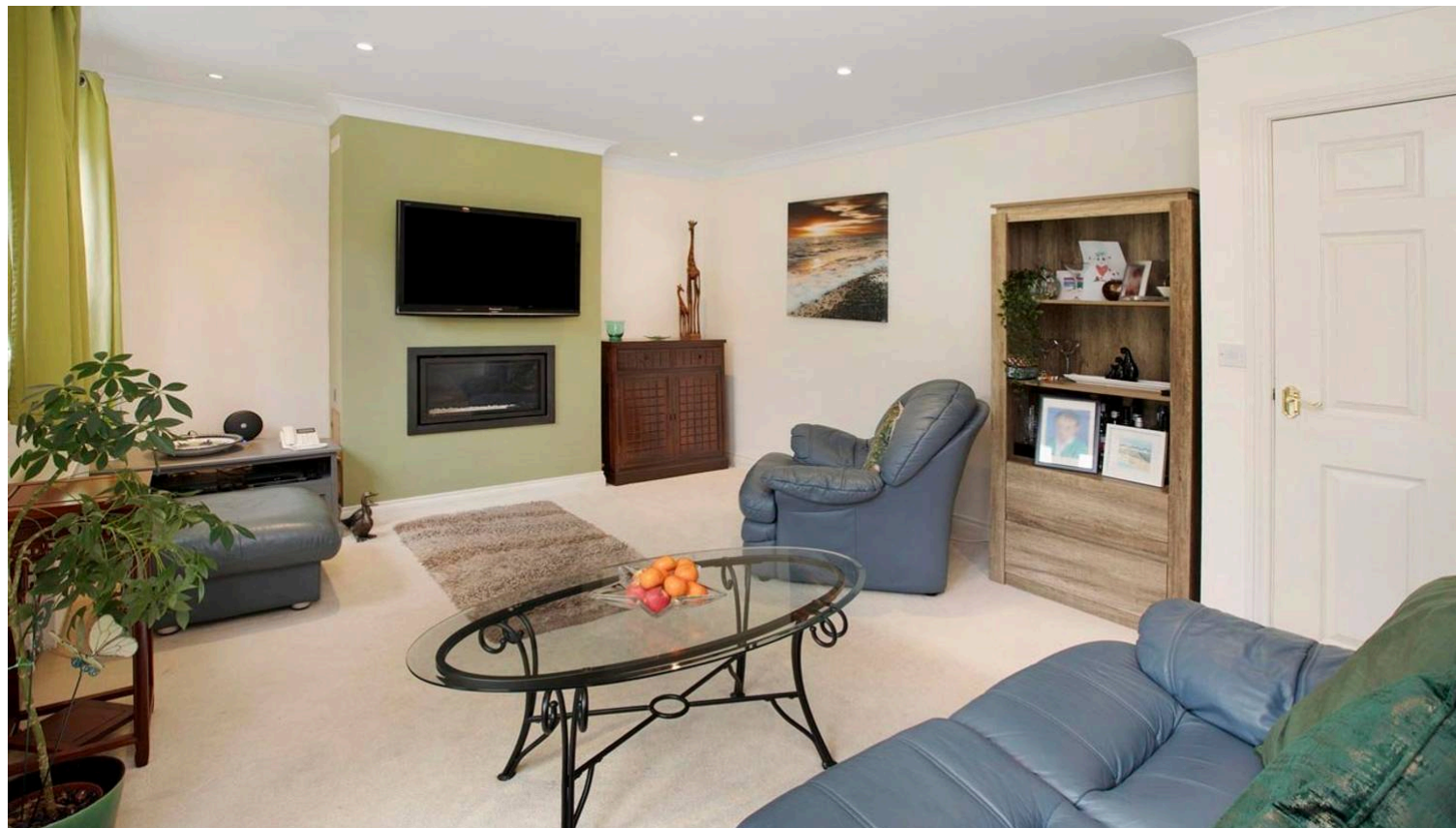
**STEP OUTSIDE:**

The garden features gate access from both sides of the property and includes a patio seating area and a lawn. There is ample space for a trampoline or a greenhouse. A well-constructed stone wall at the back of the garden provides added seclusion and privacy from neighbours. The meter boxes are located on the external wall of the garage, and a water tap is situated at the back of the house.

**LOCATION:**

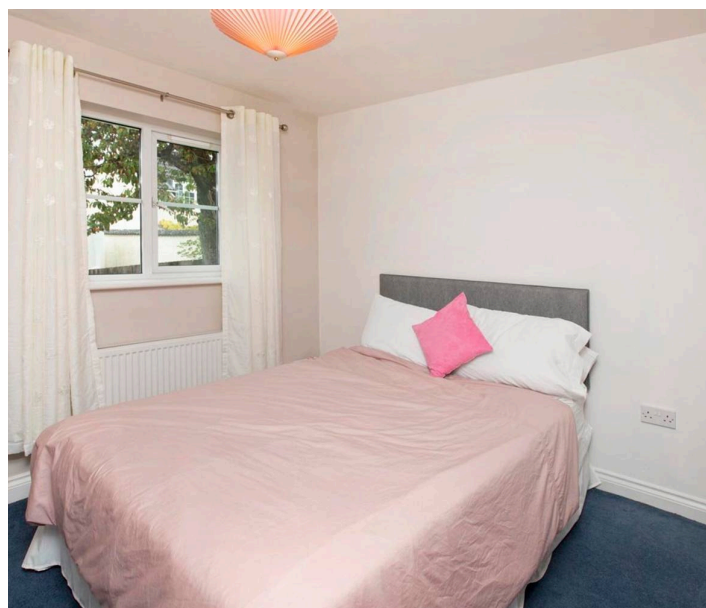
This modern, detached home is located in Chudleigh Knighton. The village of Chudleigh Knighton is situated a short distance from the A38 Devon Expressway which links Exeter to the North and Plymouth to the South. The village has the benefit of a primary school, a pub called the Claycutters Arms, hairdressers and Village Hall. A further range of shopping and leisure facilities are available in the nearby towns of Chudleigh, Bovey Tracey and Newton Abbot.



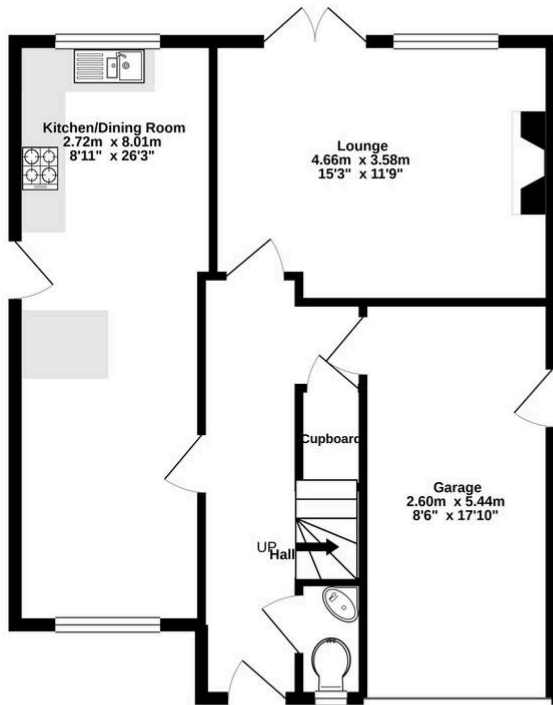


STEP INSIDE:

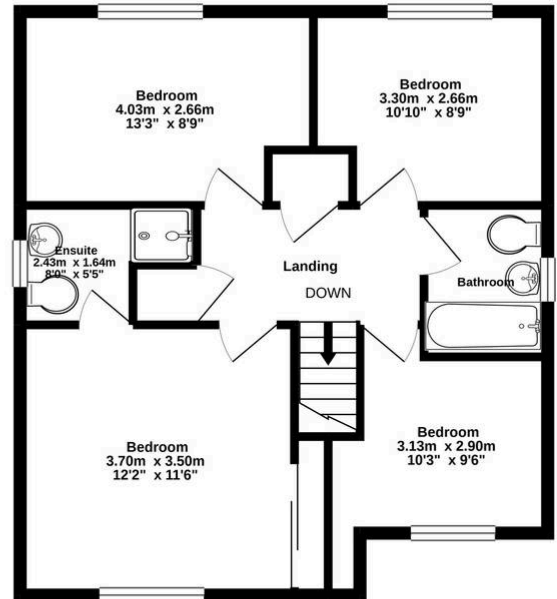
A few steps lead up to the front door, on entering the home the downstairs WC is to your right. Spotlights illuminate the hallway which leads to the Kitchen/Diner on your left with a Zanussi built under double oven and Zanussi four ring induction hob. There is space for a freestanding fridge freezer and dishwasher. A back door provides access from the kitchen to the garden, and there is ample space for a family dining table and bistro table within the space. The lounge is at the end of the hallway and has a modern feature fireplace. The lounge is an ideal entertaining space as it has French doors which open onto the level rear garden. Midway along the hallway is a door which opens into the integral single garage. The garage is equipped with the plumbing for a washing machine and space for a tumble dryer. A storage cupboard is nestled under the stairs making a great space to store the Hoover and ironing board. Ascending the first floor you are greeted by a spacious landing which all four bedrooms and the family bathroom spur off from. The main bedroom is a good size with windows overlooking the front of the house. It benefits from built in mirrored wardrobes and an En-suite with WC, pedestal basin and shower. There are two further double bedrooms and one good size single. An airing cupboard with emersion tank is located on the first landing along with the loft hatch in the ceiling, which has the added bonus of having a loft ladder, light and is part boarded. The property benefits from UPVC windows throughout and a Hive heating hub which can be controlled via an app, so you can put the heating on, on your way home from a chilly day out.



Ground Floor
63.4 sq.m. (682 sq.ft.) approx.



1st Floor
55.9 sq.m. (601 sq.ft.) approx.



TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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