



Chudleigh Knighton

2x 1x

ENERGY RATING D66

- Virtual Tour Available
- End of Terrace Cottage
- 2 Double Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Good-Sized Family Bathroom
- Generous Rear Garden
- Ideal First Home or Buy to Let

Guide Price:
OIEO £160,000
 FREEHOLD

15 Candys Cottages, Chudleigh Knighton, TQ13 0HH

An older-style end terraced cottage, with much potential for a degree of improvement and enlargement subject to obtaining all required permissions, offered for sale at a competitive figure with early viewings recommended. With benefits including a gas central heating system with modern boiler and double-glazed windows, the property has a delightful and surprisingly large garden at the rear with pedestrian access.

Situated on the edge on the edge of the highly sought-after village of Chudleigh Knighton the home is just a stroll away from a popular local inn / restaurant and picturesque church. For the commuter, the A380 Devon Expressway is within easy reach.

Accommodation:

Stepping inside the accommodation, whilst compact, is charming, with the living spaces including both sitting and dining rooms with a good-sized modern kitchen opening to the rear garden. The bathroom with white suite is on the ground floor, whilst at first floor level are two double bedrooms.

Outside: Lovely privately enclosed rear garden mainly laid to lawn which is surprisingly large and much wider than the house itself.

Parking: On street parking in the road outside at the front.

Directions:

From the Penn Inn roundabout in Newton Abbot, take the A380 towards Exeter. Take the second exit and at the T-junction, turn left. Follow road and at the roundabout, take third exit, and at the second roundabout, go straight ahead (second exit) for Chudleigh. After a mile or so, take the first left hand turn and, after the traffic lights and hump back bridge, take the first right into Chudleigh Knighton. The property can be found on the left hand side.



Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

This property is currently tenanted.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.