



**Connells**

Rosslyn Plymouth Road  
Chudleigh Newton Abbot



## Property Description

This wonderful property has been well-maintained and tastefully decorated throughout by its current owners, retaining some original features such as the fireplaces.

Internally, the property is a good size and offers a wonderful space for families. The bedrooms are well proportioned with two double bedrooms, one single bedroom and a modern family bathroom. The kitchen is newly fitted with solid oak worktops and integrated eye-level oven and microwave. The utility room houses the American style fridge freezer, tumble dryer, washing machine and newly installed comb-boiler.

The property is situated on Plymouth Road, a quiet and friendly street in the heart of Chudleigh Knighton. The village has a pub, a shop, a post office, a primary school, a church and a community hall. There are also plenty of opportunities for outdoor activities, such as walking, cycling and horse riding. The Dartmoor National Park is only a short drive away, offering stunning scenery and wildlife. Rosslyn is conveniently located for commuting to Newton Abbot, Exeter and Plymouth with easy access to the A38 and the M5. There are also regular bus services and Newton Abbot train station nearby.

## Front Of The Property

Driveway parking, garage, lawn area, mature trees and shrubs, wrought iron gate leading to the rear garden, obscure double glazed front door.

## Entrance Hall

Spacious hallway with doors leading to all principle rooms, stairs to the first floor with window to the side of the property beneath and a wall mounted radiator.

## Lounge

14' 7" max x 11' 8" max ( 4.45m max x 3.56m max )

Double glazed window to the front of the property, with log burner with slate hearth and a wall mounted radiator.

## Dining Room

11' 8" max x 11' 8" max ( 3.56m max x 3.56m max )

Double glazed doors leading to a decked area with steps leading down to the garden, log burner with slate hearth and a wall mounted radiator.

## Kitchen

8' 8" max x 6' 8" max ( 2.64m max x 2.03m max )

Double glazed window to the side of the property, wall and base units, solid oak worktops, induction hob with extractor over, integrated eye level double oven, integrated microwave, one bowl stainless steel sink/drainer, part tiled. Door leading to..

## Utility Room

Double glazed window and door leading to the rear garden, plumbing for washing machine, space for dishwasher, space for American style fridge/freezer, new wall mounted combi-boiler.

## Bedroom One

12' 7" max x 11' 8" max ( 3.84m max x 3.56m max )

Double glazed window to the front of the property, feature fireplace, two fitted wardrobes and a wall mounted radiator.

## Bedroom Two

11' 8" max x 11' 8" max ( 3.56m max x 3.56m max )

Double glazed window to the rear of the property, feature fireplace and a wall mounted radiator.

## Bedroom Three

7' 8" max x 6' 8" max ( 2.34m max x 2.03m max )

Double glazed window to the front of the property and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the side of the property, bath with shower over and mixer taps, WC, wash hand basin, built in shelving unit and a wall mounted heated towel rail.

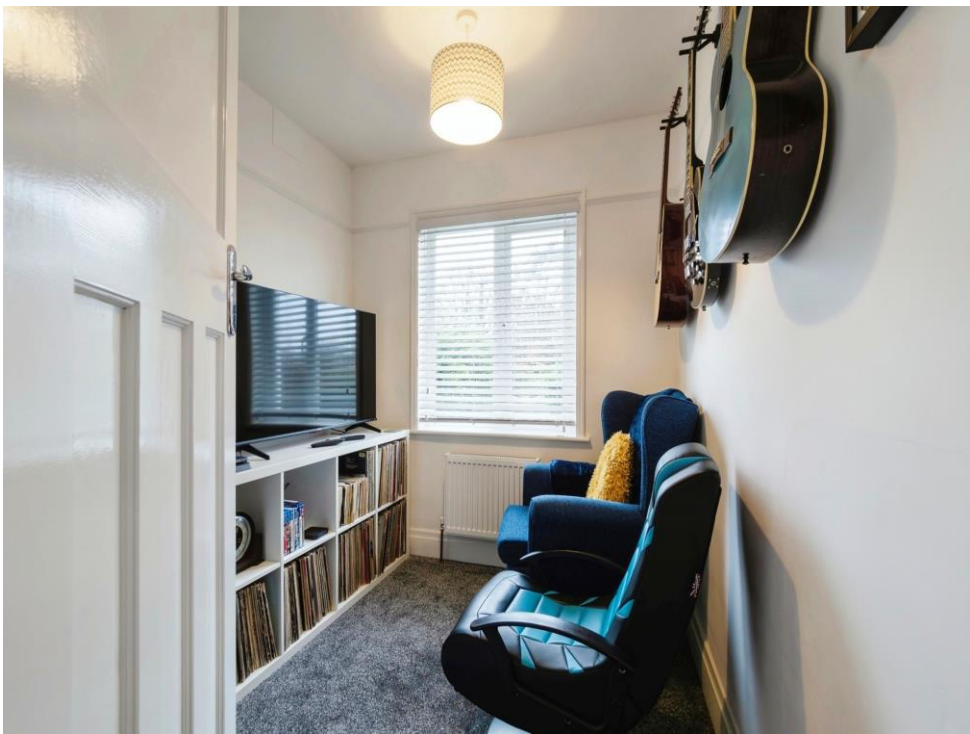
## Rear Of The Property

Enclosed rear garden with mature trees and shrubs, offering a high level of privacy. Patio area to the side with bark.

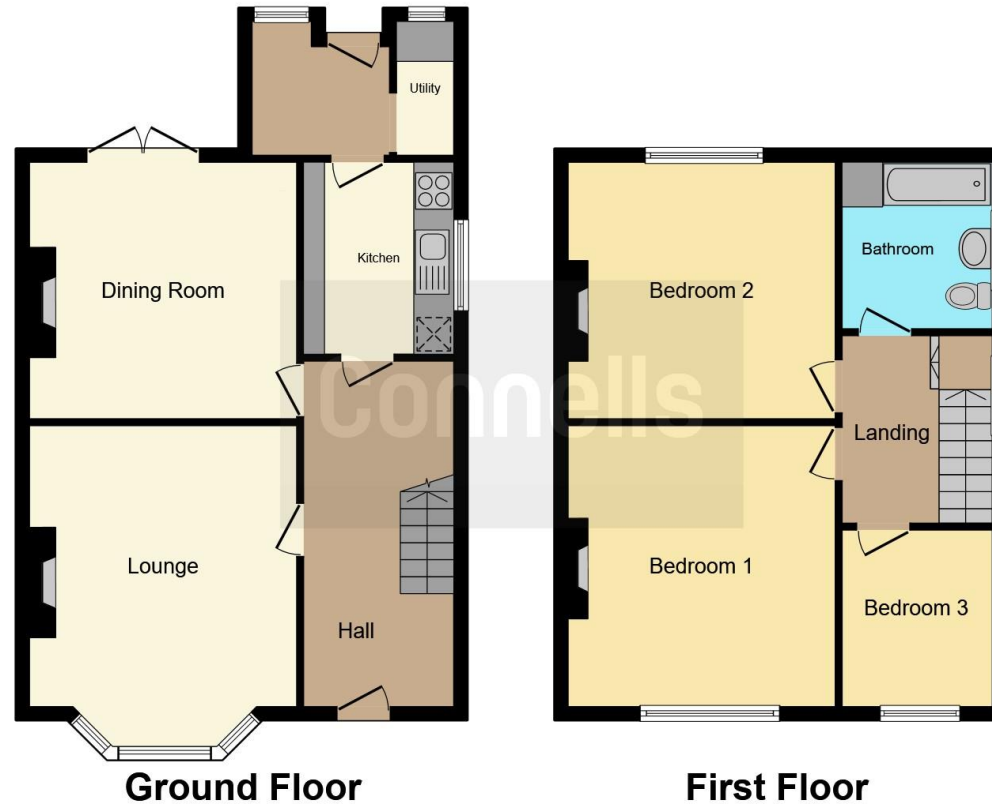
## Garage

Up and over door.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/NAB312134](http://connells.co.uk/Property/NAB312134)**

Tenure: Freehold



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