



**Connells**

Waterleat Cottage  
Chudleigh Knighton Newton Abbot



# Waterleat Cottage

## Chudleigh Knighton Newton Abbot TQ13 0HJ

for sale guide price  
**£475,000**



### Property Description

Welcome to Waterleat Cottage, a modern three-bedroom detached property offering stylish and practical living in a sought-after semi-rural location. This home perfectly blends contemporary design with energy efficiency, featuring solar panels, uPVC double glazing, and gas central heating.

Step inside to find a spacious and light-filled living room, perfect for relaxing, and a stunning open-plan kitchen/diner with sleek high-gloss units, integrated appliances, and patio doors leading to the landscaped rear garden. The ground floor wet room adds practicality and convenience.

Upstairs, the impressive master bedroom benefits from an en-suite shower room, while two additional bedrooms provide ample space for family or guests. The modern family bathroom is fully tiled and fitted with a stylish P-shaped bath and rainwater shower.

Outside, the property boasts a block-paved driveway with parking for multiple vehicles and a secluded landscaped garden with a powered shed, ideal for outdoor living.

Located in a tranquil yet accessible area, this home offers the best of both worlds-peaceful countryside living with easy access to local amenities and transport links.

This stunning home is ready to move into- don't miss out on this fantastic opportunity! Contact us today to arrange a viewing.

### Front Of The Property

Paved driveway with parking for multiple vehicles, stone wall and bark flower bed.

### Entrance Porch

Double glazed window to the side of the property, wall mounted radiator and door leading into the hallway.

### Hallway

Stairs to the first floor, door to shower room, storage cupboard, bespoke rustic shelving, and a wall mounted radiator.

### Shower Room

Obscure double glazed window to the front of the property, walk in shower, WC, wash hand basin, fully tiled, and a wall mounted heated towel rail.

### Lounge

14' 1" max x 10' 4" max ( 4.29m max x 3.15m max )

Double glazed window to the front of the property with fitted shutters, bespoke rustic shelving and a wall mounted radiator.

### Kitchen/Diner

20' 9" max x 10' 4" max ( 6.32m max x 3.15m max )

Double glazed window to the rear of the property, wall and base units, breakfast bar, one and a half bowl stainless steel sink/drain, four ring electric hob with extractor over, integrated oven, integrated microwave, integrated dishwasher, built in fridge/freezer, plumbing for washing machine, space for dining table, bespoke rustic shelving, wall mounted radiator and double glazed patio doors to the rear garden.

## First Floor

Double glazed window to the side of the property, airing cupboard housing the boiler and loft hatch.

## Bedroom One

18' 7" max x 11' 1" max ( 5.66m max x 3.38m max )

Two double glazed window to the rear of the property, built in double cupboard/wardrobe, bespoke rustic shelving, door to ensuite and a wall mounted radiator.

## Ensuite

Obscure double glazed window to the side of the property, shower cubicle, WC, wash hand basin and a wall mounted heated towel rail.

## Bedroom Two

10' 1" max x 8' 2" max ( 3.07m max x 2.49m max )

Double glazed window to the front of the property with fitted shutters, and a wall mounted radiator.

## Bedroom Three

10' 4" max x 8' 2" max ( 3.15m max x 2.49m max )

Double glazed window to the front of the property with fitted shutters, bespoke rustic shelving, and a wall mounted radiator.

## Bathroom

Obscure double glazed window to the front of the property, p-shape bath with shower over and glass scree, WC, wash hand basin, fully tiled and a wall mounted heated towel rail.

## Rear Of The Property

The enclosed rear garden is a perfect space for entertaining, with a patio area providing ample space for garden furniture alongside a purpose built outdoor kitchen with a sink, shed for additional storage, side access to the front of the property, outdoor electric point, light, tap, shallow steps leading up to the main lawn are with additional storage sheds and a central water feature.

The property is also fitted with solar panels.







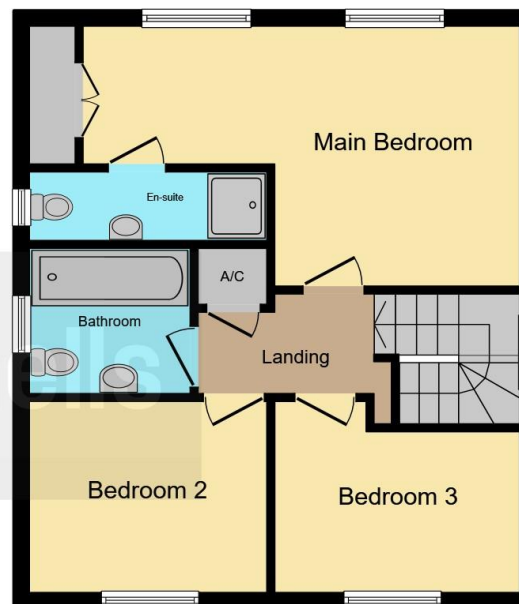








**Ground Floor**



**First Floor**

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. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online** [connells.co.uk/Property/NAB312806](http://connells.co.uk/Property/NAB312806)

Tenure: Freehold



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