



**PRICE GUIDE: £245,000**

**CHUDLEIGH KNIGHTON**

Devon TQ13 0HW

For more information call Sawdye & Harris

**01626 852 666**

A beautifully presented, end of terrace, three bedroom house, all ready to move into with a garage and the added benefit of two car parking spaces and two reception rooms. To the rear is a private low maintenance garden as well as patio seating to the front. EPC awaited.

## LOCATION

Chudleigh Knighton is a lovely small village, located between Chudleigh and Bovey Tracey. The village is well located near to the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway. A regular 'bus service runs to both Exeter and Newton Abbot. There is a primary school, village hall, village shop, hairdressers and popular local pub, The Claycutters.

There are good local facilities in both Chudleigh and Chudleigh Knighton while the town of Bovey Tracey is within 3 miles. The cathedral and university city of Exeter is 12.5 miles. The boundary of the Dartmoor National Park is within 3 miles where there is wonderful countryside for walking, riding, cycling and fishing. The coast at Teignmouth and Dawlish is within 9 miles. The Teign Estuary is only 5 miles.

## ACCOMMODATION

A double glazed **FRONT DOOR** leads into the enclosed **ENTRANCE PORCH** with wood effect laminate flooring, cat flap and double glazed window to the side elevation. An inner glazed door leads into the **HALL** with carpeted stairs rise to one side, open storage under the staircase, radiator with ornate cover.

The **LIVING ROOM** sits off with double glazed window overlooking the conservatory, feature gas living flame fireplace, coved ceiling and pendant light fitting. The room opens in to the **CONSERVATORY** with sliding patio doors and further double glazed windows to the side and rear elevations. This is a lovely room with a superb vista to the rear garden.

The **KITCHEN** sits to the front of the house and is fitted with a country style kitchen with a range of floor and wall mounted kitchen cupboards and an area allowing seating for a breakfast bar, space for a four ring free standing gas cooker, space and plumbing for a washing machine and a dishwasher and space for tumble dryer, further space for upright fridge/freezer, open shelving, single sink with swan neck mixer tap and double glazed window to the front elevation.

Carpeted stairs rise to the **FIRST FLOOR LANDING**. There is a pull down loft hatch access which is boarded and has a window, light and power.

**BEDROOM ONE** benefits from a double glazed window to the rear elevation, a lovely light room with fitted double wardrobes to one side, coved ceiling, radiator, pendant light fitting and carpeted.



**BEDROOM TWO** has a double glazed window to the front elevation, coved ceiling, pendant light fitting, radiator, carpeted and an alcove area for storage with hanging rail.

**BEDROOM THREE** with double glazed window to the rear elevation, coved ceiling, radiator and carpeted.

The **FAMILY BATHROOM** is fitted with a coloured suite comprising a panelled bath with Mira shower over, pedestal wash hand basin, WC, modesty glazed window to the front elevation, fully tiled walls, radiator.

#### **OUTSIDE**

To the rear is a path with steps up to the enclosed garden with seating on two levels. At the top end there is a level patio area with raised borders to either side and the garden is well fenced and provides a lovely private seating area as well as **TIMBER GARDEN SHED**. Steps to one side lead to a further pedestrian access to the main road and steps down and access to the **GARAGE**. This area also has a right of access for two neighbours to reach their garages. The garage sits in a block adjacent to the house and there are also two car parking spaces designated with the property. There is a covered bin store and bike store area between the house and the garage. Outside cold water tap.

#### **SERVICES**

All mains services are connected.

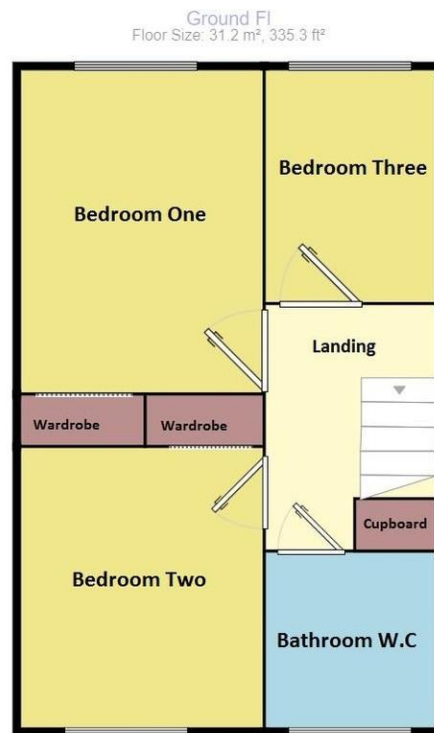
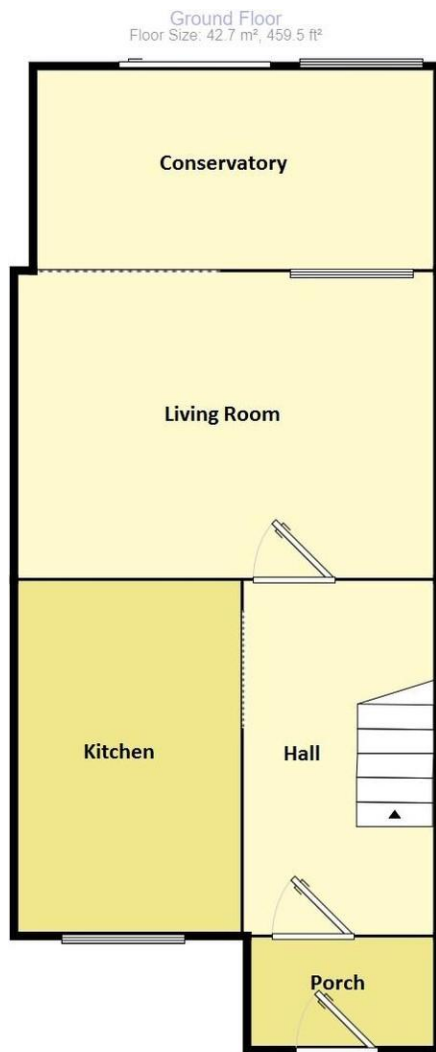
#### **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666 Email - [chudleigh@sawdyeandharris.co.uk](mailto:chudleigh@sawdyeandharris.co.uk)

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





Measurements are approximate. Not to scale. For illustrative purposes only.

Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) [www.ukradon.org](http://www.ukradon.org) [TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.](http://list.english-heritage.org.uk)

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. 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 conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with 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 London & Country Mortgages. 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 £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.

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[www.sawdyeandharris.co.uk](http://www.sawdyeandharris.co.uk)

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