





15 Candys Cottages, Chudleigh Knighton, TQ13 0HH

Guide £230,000 Freehold

Well Presented & No Upward Chain • Character End Of Terrace Cottage • Modern Kitchen & Shower Room • 2 Double Bedrooms • 2 Reception Rooms • Generous Rear Garden • Gas Central Heating & Double Glazing • Popular Village Location • Convenient for A38 to Exeter & Plymouth • Video Walk-Through Available















A superbly presented and modernised end of terrace cottage combining character and a practical layout and situated in this highly sought after village location. The property has been sympathetically modernised to a high standard throughout, blending contemporary finishes with practical design. A virtual walk-through is available, and early viewing is highly recommended to fully appreciate all this superb home has to offer.

Situated in the sought-after village of Chudleigh Knighton. Local amenities include a church, community hall, primary school and popular inn. A wider range of amenities can be found in the neighbouring town of Chudleigh or nearby towns of Kingsteignton and Newton Abbot. The village is popular with commuters, due to its position just off the A38 Devon Expressway to Plymouth and Exeter with the M5 beyond.

Accommodation

The entrance porch leads to a lounge which is perfect for relaxing leading to a separate dining room. The kitchen is fitted with a modern range of units and integrated appliances with window and door leading to the garden. Also on the ground floor there is a contemporary shower room with modern suite and storage cupboard housing wall mounted boiler.

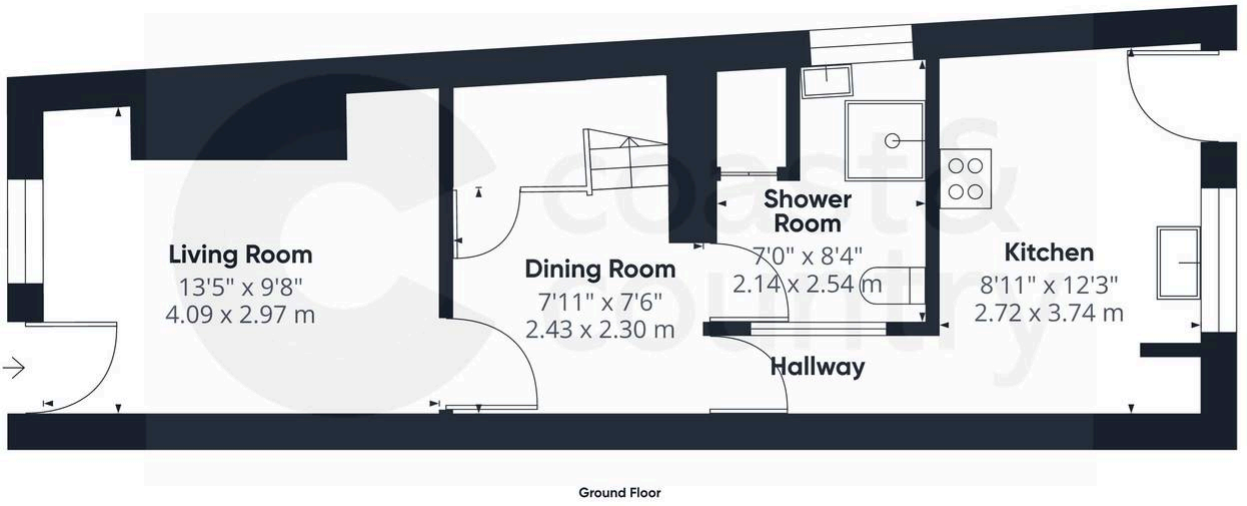
Upstairs there are two bedrooms, master being a generous size with a pleasant outlook and bedroom two overlooks the rear garden.

Garden

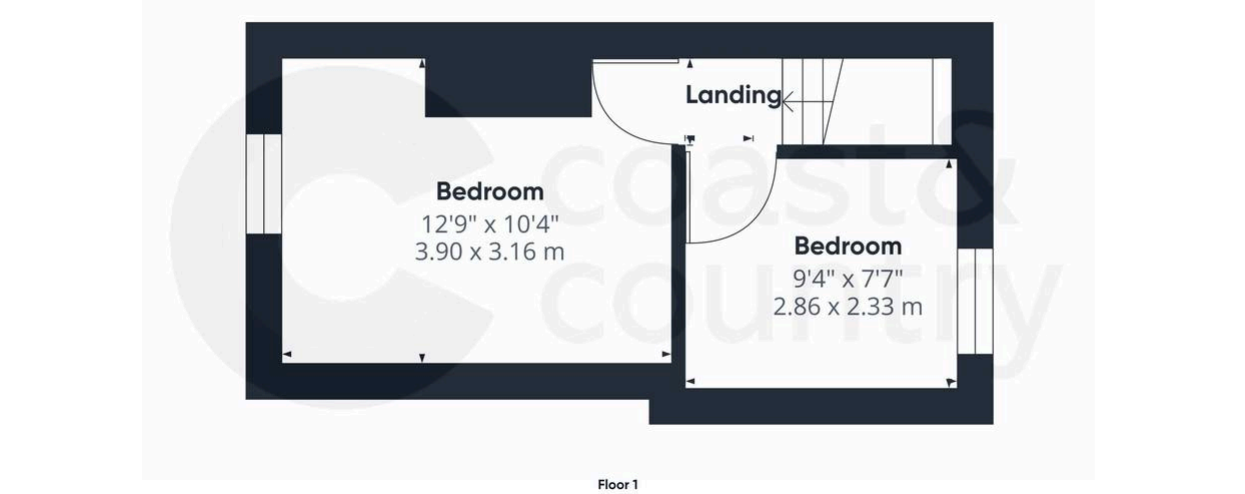
There is a generous sized rear garden with patio and lawn offering ample space for children's play equipment and outside dining along with a timber shed.

Agent's Notes

Council Tax: Currently Band B
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.
Thought to be stone and cob construction.
EPC Energy Efficiency Rating: D



Ground Floor



Floor 1

Approximate total area(1)

587 ft²

54.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is noncontractual. 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 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 ± 0.1m. 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. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.