



3 KNIGHTS MEAD, CHUDLEIGH KNIGHTON



# KEY FEATURES

- Well-presented three-storey family home
- Three bedrooms across two upper floors
- Principal bedroom with en-suite shower room
- Spacious sitting room to the front
- Kitchen/dining room spanning the rear of the property
- Flexible top floor with study / landing space
- Enclosed rear garden with decked seating area and lawn
- Garage and parking nearby
- Well-established residential setting within a popular village

A well-presented and thoughtfully arranged three-storey home, offering flexible living space and a layout ideally suited to modern family life.

The property combines a bright sitting room to the front with a sociable kitchen/dining space to the rear, creating a natural flow through the ground floor. Across the upper levels, three bedrooms are complemented by a private principal suite with en-suite, while the additional top-floor space provides valuable flexibility for home working or quiet retreat.

Outside, an enclosed rear garden offers a manageable and private setting, with a decked seating area and lawn, while the inclusion of a garage and allocated parking adds valuable practicality. The overall position within this popular village ensures both convenience and lifestyle appeal.





# Welcome



The property is approached via a pathway leading to the front door, framed by planting that softens the approach and creates a welcoming first impression.

Stepping inside, you arrive into the entrance hall — a practical space with room for coats and shoes. A conveniently positioned cloakroom sits just off the hall, adding an essential and practical feature for day-to-day living.

From here, the sitting room provides the first main living space. Positioned to the front of the property, it is a bright and inviting room, with a large window drawing in natural light. The proportions allow for a flexible layout, easily accommodating both seating and family living, making it a space that works just as well for quiet evenings as it does for day-to-day life.





Moving through, the house opens up towards the rear into the kitchen/dining room — the natural heart of the home.

This is a sociable and practical space, arranged to provide both cooking and dining areas. A range of fitted units offer good storage and work surface space, while French doors lead directly out to the garden, creating an easy connection between inside and out. It is a room designed for everyday living — from busy mornings to relaxed evenings.







Stairs rise from the entrance hall to the first floor, where the accommodation begins to unfold. Here, two well-proportioned bedrooms are arranged off the landing, each enjoying a good degree of natural light and offering comfortable, versatile space. Whether used as guest rooms, children's bedrooms or a home office, they provide flexibility to suit a range of needs.

A further staircase rises to the second floor, where the home takes on a more private feel. The principal bedroom occupies this level, creating a sense of separation from the rest of the house. Generous in size and well-lit, it offers a calm and comfortable retreat, complemented by its own en-suite shower room. In addition, an open landing area provides valuable extra space — currently suited to use as a study or work-from-home area, but equally adaptable as a dressing space or quiet reading corner.





The family bathroom is positioned on the first floor, serving the bedrooms on this level with ease. Fitted in a clean and contemporary style, it comprises a panelled bath with shower over, WC and wash hand basin, all arranged in a practical and well-balanced layout. The space feels light and functional, designed to cater comfortably to both busy mornings and more relaxed evening routines.

# Outside

To the rear, the garden is enclosed and designed with ease of maintenance in mind.

Stepping out from the kitchen/dining room, a decked seating area provides an ideal space for outdoor dining or entertaining — a natural extension of the living space during the warmer months. Beyond, the garden is laid mainly to lawn, bordered by fencing and planting, offering a manageable and secure environment.

A pathway runs through the garden, providing useful access, while a rear gate allows for convenient entry in and out of the garden — a particularly practical feature for day-to-day living.

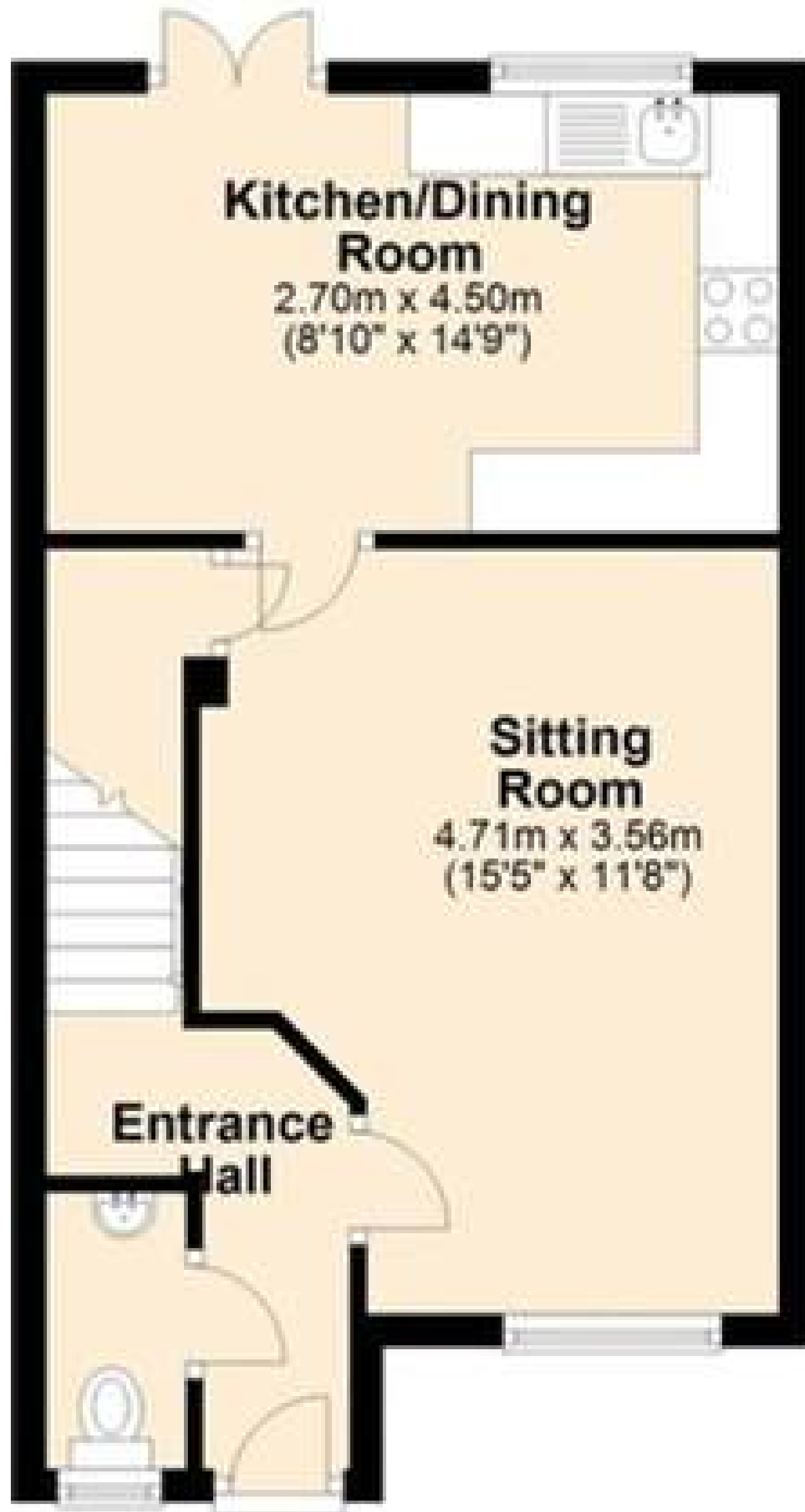
Overall, the space offers a good balance of usability and simplicity, well suited to both families and those seeking low-maintenance outdoor living.

The property also benefits from a garage, located nearby, providing valuable additional storage or parking. Allocated parking to the front of the garage is a great added bonus.



## Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



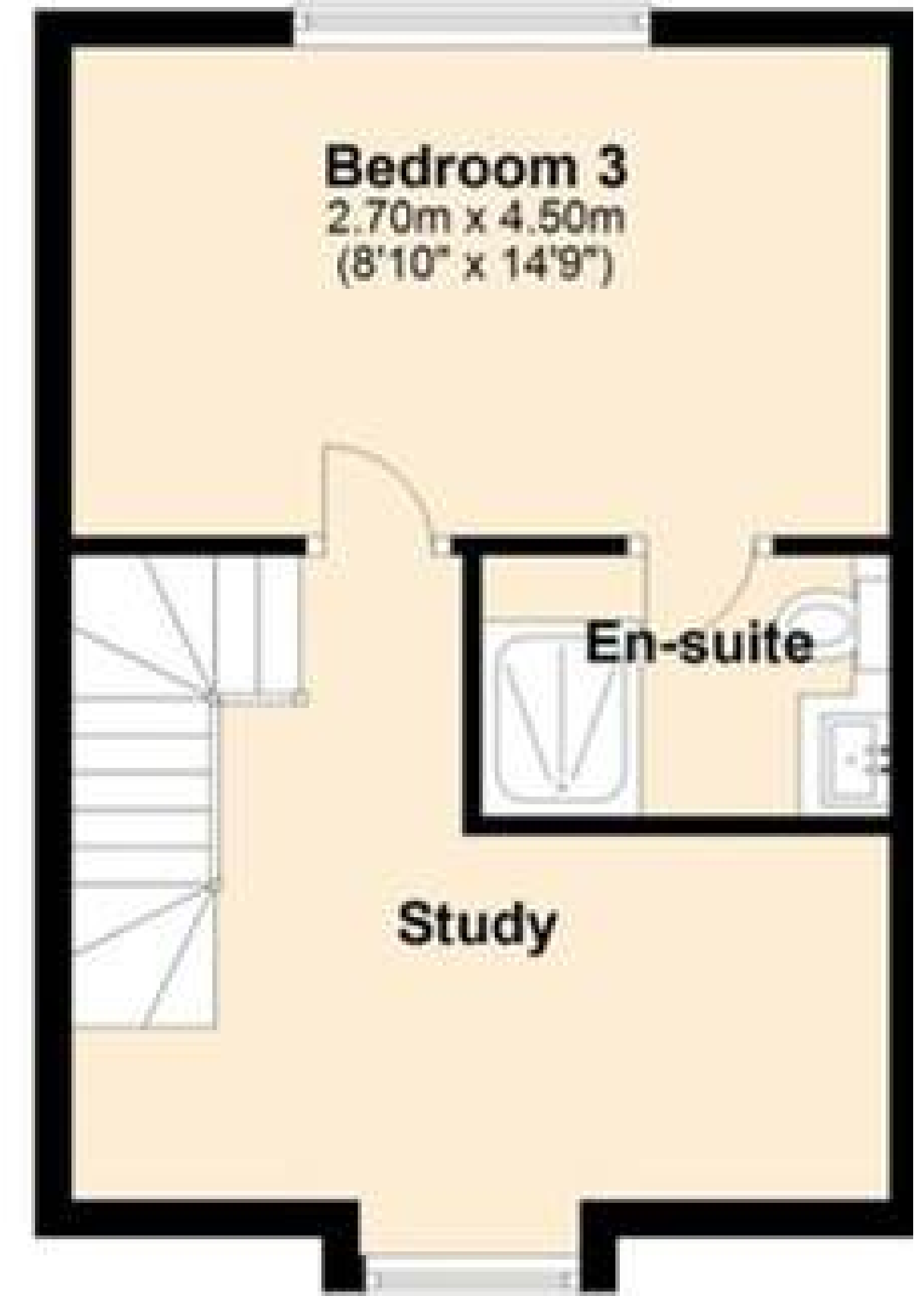
## First Floor

Approx. 33.8 sq. metres (363.4 sq. feet)



## Second Floor

Approx. 29.0 sq. metres (311.6 sq. feet)



These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Any prospective purchaser should satisfy themselves by inspection or otherwise as to their accuracy.

# Key Facts for Buyers

## TENURE

Freehold. There is an annual charge for the maintenance of the communal gardens - currently £140.

## COUNCIL TAX - Band D

## EPC - C

## SERVICES

The property has all mains services connected. There is gas fired central heating installed.

## BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below.

### [Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

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.

# Additional information for Buyers

## AML REGULATIONS AND REFERRAL FEES

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 of these services we may receive an average referral fee of £100 for recommending you to them. As we provide 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 our mortgage broker. 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 up to £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.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 per person plus VAT. This is not a credit check so it will have no effect on your credit history.



## THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

# TRANSACTION READY



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

## What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

## What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

## THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

*Transaction Ready through HIPLA Digital Legal Pack*



# ABOUT CHUDLEIGH KNIGHTON

Chudleigh Knighton is a well-connected and sought-after village on the edge of the Teignbridge countryside, offering an attractive balance of village life and accessibility.

Positioned conveniently for the A38, the village provides straightforward links to Exeter, Newton Abbot and the wider South Devon area. Local amenities include a popular primary school, an active village hall/community hub, and the characterful Claycutters Arms public house and restaurant.

Surrounded by beautiful countryside and within easy reach of Dartmoor, Chudleigh Knighton remains a desirable setting for those looking to enjoy a more relaxed pace of life while remaining well connected for work and travel.





# 3 KNIGHTS MEAD

CHUDLEIGH KNIGHTON • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01626 852666 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

