



## 53 Knights Mead, Chudleigh Knighton - TQ13 0RF

£342,000 Freehold

This beautifully presented, detached, modern, four bedroom family home is located in the village of Chudleigh Knighton. A single Garage and Driveway Parking. No Onward Chain.

## ROOM MEASUREMENTS:

Kitchen/Diner: 26' 3" x 8' 11" (8.01m x 2.72m)  
Lounge: 15' 3" x 11' 8" (4.66m x 3.58m)  
Bedroom: 12' 1" x 11' 5" (3.70m x 3.50m)  
Bedroom: 13' 2" x 8' 8" (4.03m x 2.66m)  
Bedroom: 10' 9" x 8' 8" (3.30m x 2.66m)  
Bedroom: 10' 3" x 9' 6" (3.13m x 2.90m)  
Integral Garage: 17' 10" x 8' 6" (5.44m x 2.60m)

## USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£3034.66 p.a  
2025/2026)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating.

There is a communal charge to maintain the grounds and grass areas in Knights Mead and this is currently, approx. £137 pa. (2025/26)



## STEP OUTSIDE:

The garden features gate access from both sides of the property and includes a patio seating area and a lawn. There is ample space for a trampoline or a greenhouse. A well-constructed stone wall at the back of the garden provides added seclusion and privacy from neighbours. The meter boxes are located on the external wall of the garage, and a water tap is situated at the back of the house.

## LOCATION:

This modern, detached home is located in Chudleigh Knighton. The village of Chudleigh Knighton is situated a short distance from the A38 Devon Expressway which links Exeter to the North and Plymouth to the South. The village has the benefit of a primary school, a pub called the Claycutters Arms, hairdressers and Village Hall. A further range of shopping and leisure facilities are available in the nearby towns of Chudleigh, Bovey Tracey and Newton Abbot.

## AGENTS INSIGHT:

"This house has so much going for it. The kitchen diner is a really good size, with plenty of room for family get togethers. The open plan nature is great for entertaining. The lounge is also a good size with French doors which extend the living space really well out onto the level garden. The bedrooms are all well proportioned too.

The property is really nestled away, it is in a quiet location but still close to the A38 and local primary school. Not to mention the popular village pub a short walk away. Get the country lifestyle without being disconnected from the travel links. It's a great location!"



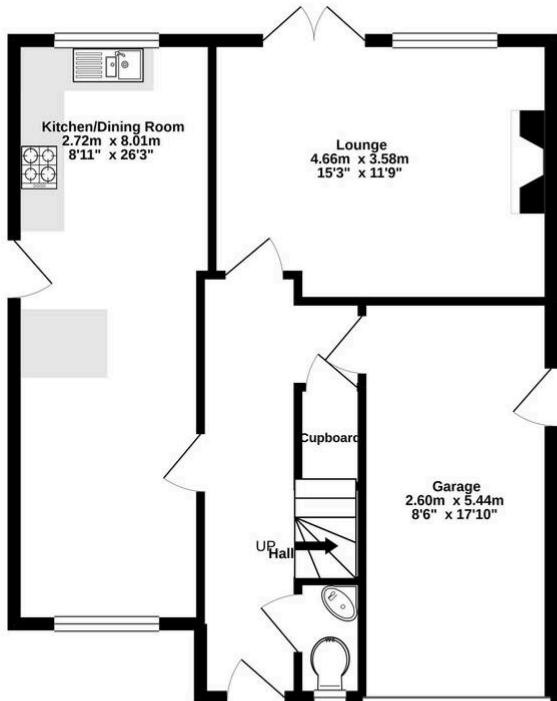


#### STEP INSIDE:

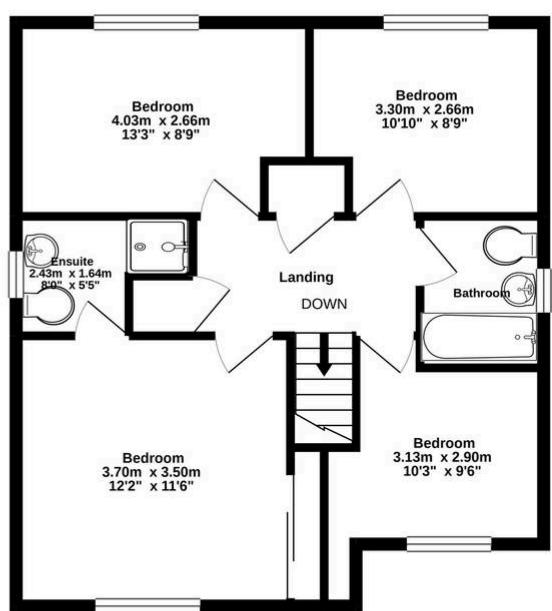
A few steps lead up to the front door, opening into a welcoming entrance hall adorned with rustic oak-effect flooring. For added convenience, a downstairs WC is located just off the hallway. Recessed spotlights brighten the space, which flows seamlessly into the kitchen/diner on the left. This well-appointed kitchen features a Zanussi built-under double oven and a Zanussi four-ring induction hob, with designated space for a freestanding fridge freezer and dishwasher. A rear door provides direct access to the garden, and the generous layout comfortably accommodates both a family dining table and a bistro set. At the end of the hallway, the lounge offers a stylish retreat with a modern feature fireplace and French doors that open onto the level rear garden—perfect for entertaining. Midway along the hall, a door leads into the integral single garage, which is plumbed for a washing machine and has space for a tumble dryer. A handy storage cupboard is tucked beneath the stairs, ideal for storing household essentials like a vacuum cleaner and ironing board. Upstairs, a spacious landing connects all four bedrooms and the family bathroom. The main bedroom is generously sized, overlooking the front of the property, and benefits from built-in mirrored wardrobes and an en-suite shower room with WC and pedestal basin. Two further double bedrooms and a well-proportioned single room offer flexible accommodation. An airing cupboard housing the immersion tank is located on the landing, along with access to the loft via a hatch fitted with a ladder, lighting, and partial boarding. Additional features include UPVC windows throughout and a Hive heating hub, allowing you to control the heating remotely via an app—ideal for warming the home after a chilly day out.



**Ground Floor**  
63.4 sq.m. (682 sq.ft.) approx.



**1st Floor**  
55.9 sq.m. (601 sq.ft.) approx.



**TOTAL FLOOR AREA : 119.2 sq.m. (1283 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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