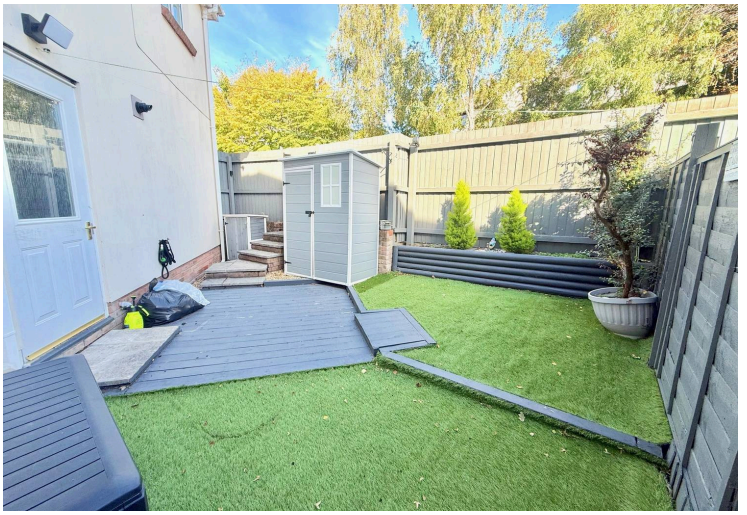






17 Knights Mead, Chudleigh Knighton - TQ13 0RF

£180,000 Freehold

Attractive and spacious two bedroom coach house with private enclosed garden in a village location with great access to the A38. Ideal first time buy or investment. **CHAIN FREE**

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Contact Us...

01626 818094

boveysales@chamberlains.co

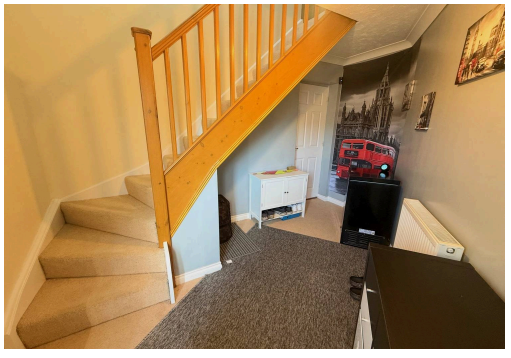
50 Fore Street
Bovey Tracey TQ13 9AE

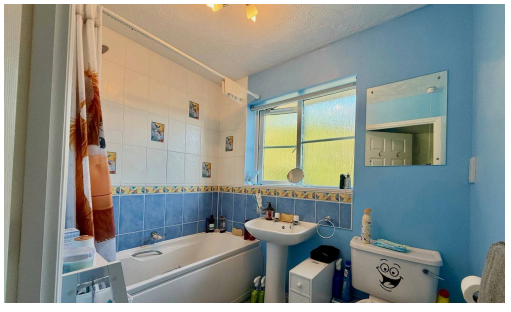
USEFUL INFORMATION:
Mains gas, electric, water and drainage connected. Council Tax Band B Annual maintenance charge approx. £138pa (£11.50pcm)
Heating: Gas central heating
Services: Mains water, drainage, electricity and gas.
Local Authority: Teignbridge District Council
Council Tax Band: B (£2028.69 pa 2026/27)
EPC Rating: C
Tenure: Freehold

MEASUREMENTS:
Kitchen: 10' 2" x 5' 5" (3.10m x 1.67m)
Lounge/Diner: 17' 11" x 12' 1" (5.47m x 3.70m)
Bedroom: 1 16' 8" x 8' 7" (5.09m x 2.63m)
Bedroom: 2 8' 10" x 7' 11" (2.71m x 2.43m)
Garage: 8' 4" x 18' 1" (2.56m x 5.52m)



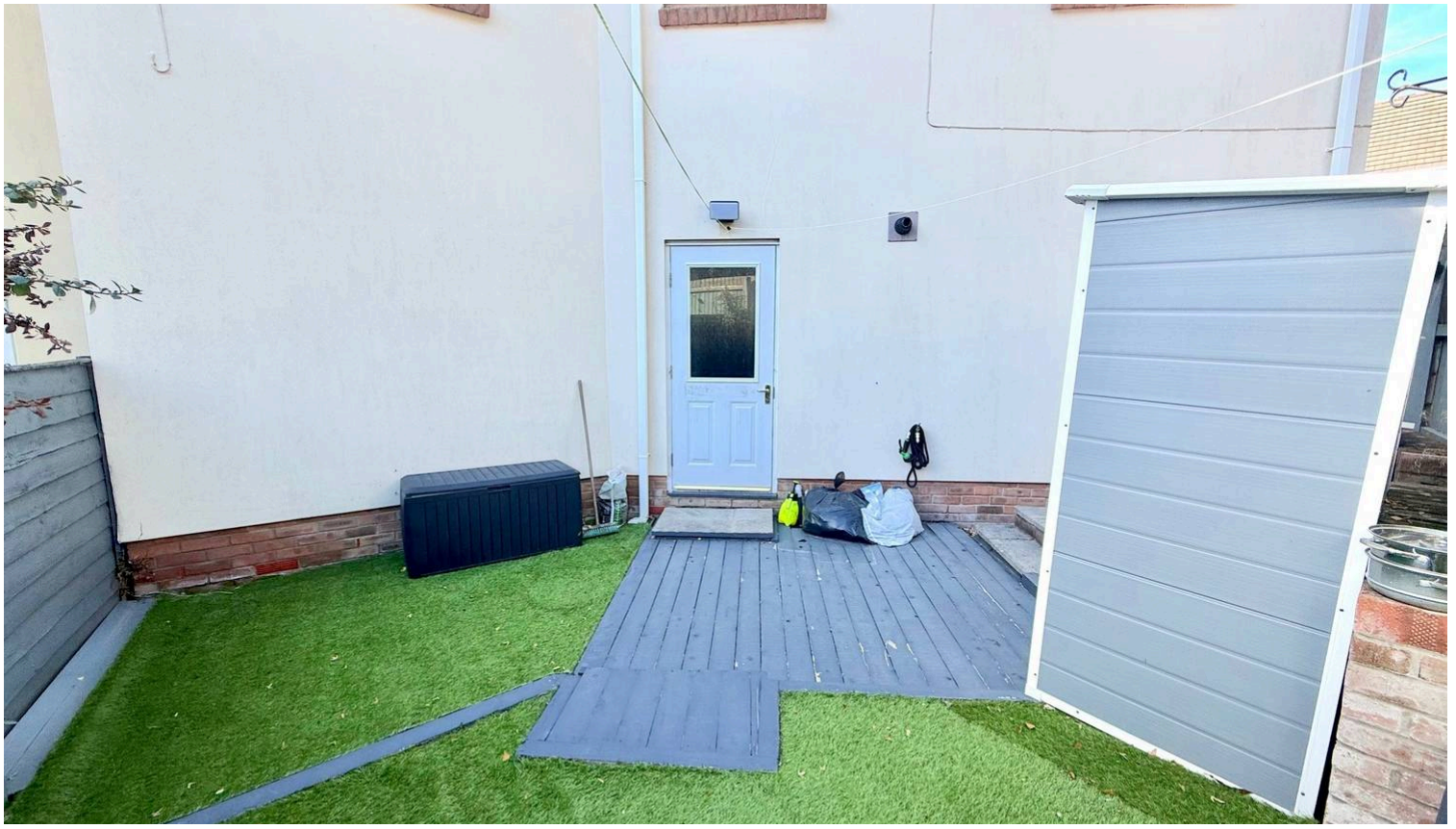
STEP OUTSIDE:
To front of the property is a designated car parking space as well as the integral garage. The garage is fitted with an EV point for electric car charging. The private garden is low maintenance, with Astro-turf and decked seating area. Enclosed by wooden fencing with a rear gate access for maintenance and to neighbouring parking spaces. A shrub border adds some colour and there is an outside water tap.





LOCATION:
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.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.



STEP INSIDE:

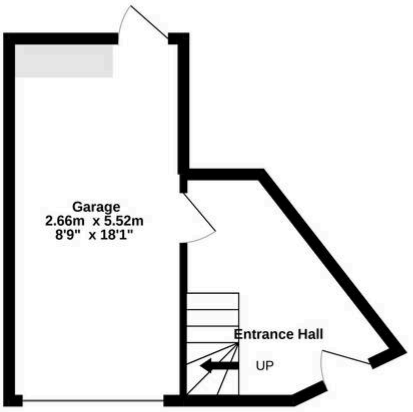
As you enter the property it welcomes you into the large hallway. There is plenty of space for shoes and coats and to use as a study enabling you to keep work life separate. The hallway leads into the garage which has both plumbing and electrics allowing it to be used for storage and as a utility room as well. The back door of the integral garage opens out onto a low maintenance garden with decking and Astro-turf. An ideal spot for BBQ's and getting some sun on summers days. As you ascend to the upstairs landing the home has a clearly defined layout between living and sleeping. To the right hand side of the property are the two large double bedrooms. Both have ample space for wardrobes and storage. They are light and airy and benefit from large windows. The bathroom features an over bath shower and is light, clean and modern. There is also a useful storage cupboard which currently houses coats, shoes and household cleaning items. The living room/diner benefits from two windows keeping it bright and inviting. The décor is subtle and modern, making this a property which you can move straight into. The living area is spacious for a property of this age and type. The kitchen leads off from the living space and has fitted units, with built under single oven, gas hob and an extractor fan above, with external venting. The kitchen window looks out over the garden. This property offers an incredible opportunity to start on the 'ladder' or for an investor looking for rental income.



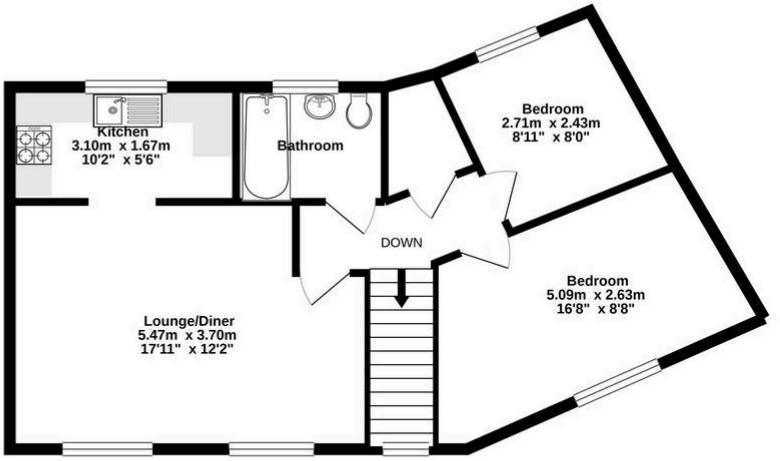


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Ground Floor
22.6 sq.m. (243 sq.ft.) approx.



1st Floor
57.5 sq.m. (619 sq.ft.) approx.





TOTAL FLOOR AREA : 80.1 sq.m. (862 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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