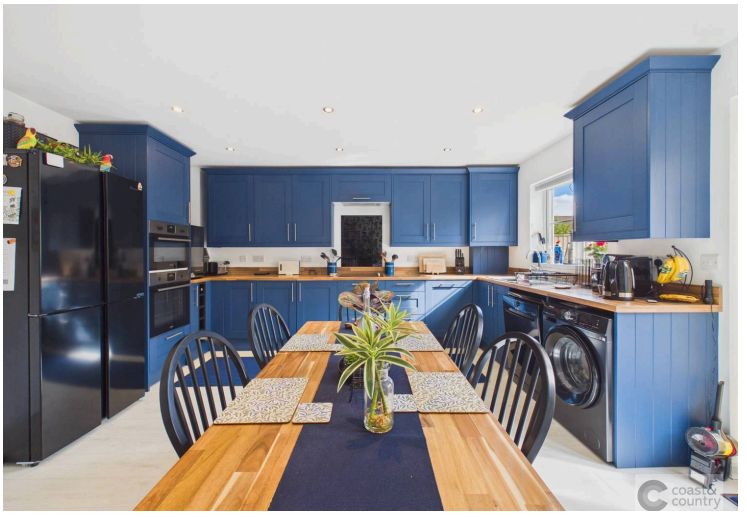






52 Knights Mead, Chudleigh Knighton - TQ13 0RE

Guide £330,000 Freehold

Virtual Walk-Through Available • Superbly Presented End Terrace Town House • Sought After Village Location • Four/Five Bedrooms - Principal En-Suite • Spacious Lounge with Lovely View • Stunning Kitchen/Dining room • Study/Bedroom Five • Family Bathroom & Cloakroom/WC • Lovely Landscaped Gardens • Garage & Parking • Viewings Recommended















This superbly presented four/five-bedroom end of terrace townhouse offers spacious and flexible family accommodation arranged over three floors and situated in a highly sought after village location. The property impresses from the outset with its tasteful décor, modern fittings, and well-planned layout, providing a comfortable and inviting home ideal for contemporary living. A stunning kitchen/dining room forms the heart of the house, featuring high-quality units, integrated appliances, and ample space for family meals or entertaining. The spacious lounge offers an abundance of natural light and a lovely view, creating a relaxing environment for everyday living. With the added benefit of a study or potential fifth bedroom, this home is designed to adapt to a variety of family needs.

Situated in a cul-de-sac within the desirable and 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

Arranged over three floors, the accommodation is thoughtfully laid out to maximise space and versatility. The ground floor welcomes you into a generous entrance hall, leading to the beautifully appointed kitchen/dining room with direct access to the rear garden. A study/fifth bedroom perfect for home working or guest accommodation along with a cloakroom/WC adds further practicality on this level.

The first floor comprises a spacious lounge with attractive views along with two bedrooms and a modern family shower room.

On the upper floor, the principal bedroom boasts a walk-in wardrobe leading to an en-suite bathroom and there is a further single bedroom.

Gardens

Outside the property has easy to maintain gardens to the side and rear with astroturf and patio perfect for alfresco dining. The current owners also have a stunning catio which is available by separate negotiation.

Parking

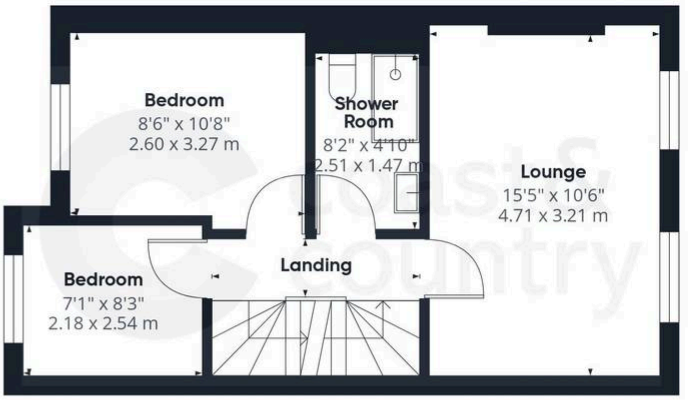
Parking is well catered for with a single garage and additional parking space, offering convenience and security for multiple vehicles. The garage is located adjacent to the property, providing easy access and extra storage options if required.

Agent's notes

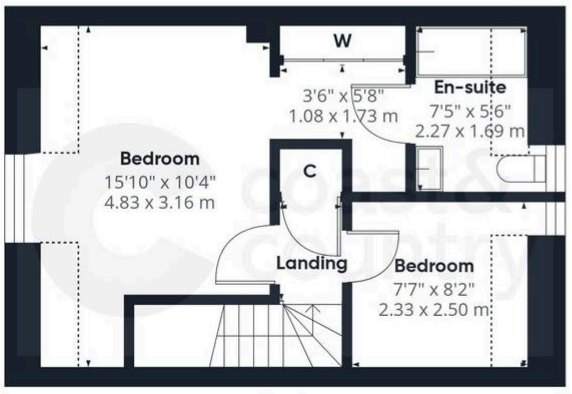
Council Tax: Currently Band D
Tenure: Freehold
Service Charge: Currently Approximately £114.18 Per Annum
Review Period: Annually
Mains water. Mains drainage. Mains gas. Mains electricity.
EPC Energy Efficiency Rating: C



Ground Floor



Floor 1



Floor 2

Approximate total area

1254 ft²

116.4 m²

Reduced headroom

36 ft²

3.4 m²

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor Building 2

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.