



## 4 Hadfield Court, Chudleigh Knighton - TQ13 0PX

£220,000 Freehold

A Well Presented, Mid Terraced, Three Bedroom Home Situated in a Cul de Sac Location within the Lovely Village of Chudleigh Knighton. One - Off Road Parking Space and Enclosed Rear Garden.

  
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## SELLERS INSIGHT:

“The moment I stepped into this home, I was immediately struck by the brightness of the rooms. Sitting at the dining table and gazing out over the rear garden, especially when the sun is shining and the door is open, makes working from home so much more enjoyable. The location is perfect for me, as walking is a significant part of my life. The proximity to the river gives you a countryside feel without needing to drive. The easy access to the A38 makes commuting a breeze, yet the house is remarkably quiet, offering a sense of rural living that's rare in the rest of the village. This neighbourhood is friendly and peaceful, providing a genuine sense of community.”

## PLEASE NOTE:

### 1 Parking Space

One of the spaces at the front belongs to number 4 the other belongs to a neighbouring property. There is unrestricted parking on the main road, close by.



## STEP OUTSIDE:

At the front, there is a gravelled driveway with two parking spaces—one for the owner at number 4 and the other for the neighbouring property. A side alleyway leads to the rear garden through a garden gate. The rear garden is fully enclosed, with mature shrubs and plants along the wooden fence providing both privacy and a splash of colour. A paved patio seating area extends from the dining room door, and a useful wooden shed is situated on one side of the garden.

## USEFUL INFORMATION:

Heating: Gas central heating Boiler (2012)

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



## LOCATION:

This mid-terraced house is located in the heart of the village. 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. Chudleigh Knighton is a popular destination for outdoor enthusiasts, with plenty of walking and cycling routes in the surrounding countryside. The nearby Dartmoor National Park offers a wealth of outdoor activities, including hiking, rock climbing, and horse riding.



#### STEP INSIDE:

The front door opens into a cosy entrance hall with stairs leading to the first floor, providing a convenient space to remove shoes and coats. To the left, a door leads to the lounge/diner, featuring front-facing windows and a door and window overlooking the rear garden. The well-appointed kitchen boasts ample cupboards, a built-in dishwasher, an electric oven, an electric hob with an extractor hood, and spaces for a fridge/freezer and washing machine. The wall-mounted gas-fired boiler is neatly tucked into one corner. A handy understairs cupboard serves as a larder or storage for the vacuum cleaner and other items. Upstairs, the landing offers access to the partially boarded loft space via a pull-down ladder. The double bedroom includes a built-in wardrobe, while the two additional bedrooms are both generous singles, one of which, is currently used as a study and has two built-in cupboards. The modern bathroom features a panelled bath with a Mira Sport electric shower, a WC and a basin.

#### ROOM MEASUREMENTS:

Lounge/Diner: 5.45m x 3.65m (17'11" x 12'0") Max measurements

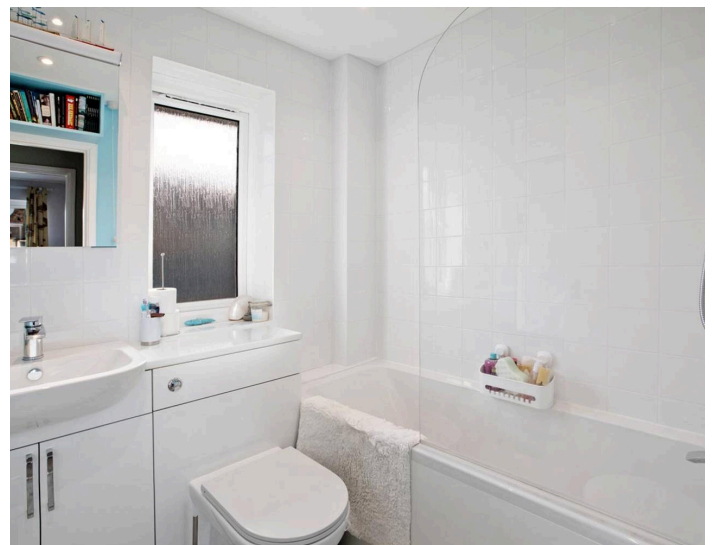
Kitchen: 3.50m x 2.70m (11'6" x 8'10")

Bedroom: 3.60m x 2.60m (11'10" x 8'6")

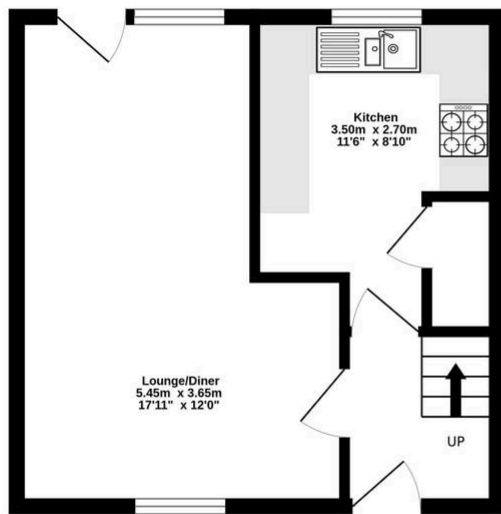
Bedroom: 3.36m x 1.72m (11'0" x 5'8")

Bedroom: 2.65m x 1.85m (8'8" x 6'1")

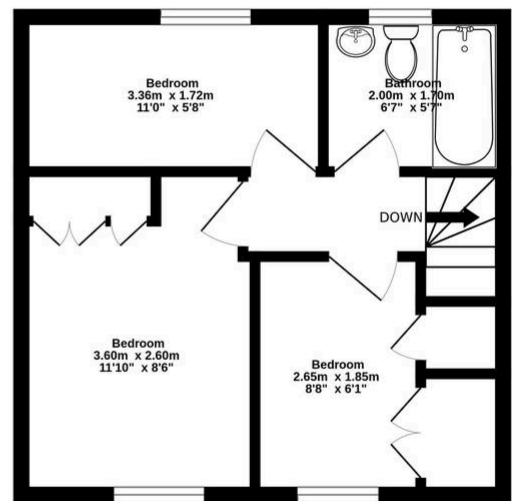
Bathroom: 2.00m x 1.70m (6'7" x 5'7")



**Ground Floor**  
29.1 sq.m. (313 sq.ft.) approx.



**1st Floor**  
29.1 sq.m. (313 sq.ft.) approx.



**TOTAL FLOOR AREA : 58.2 sq.m. (627 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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