



A quaint mid terrace cottage with some character features, ideal for purchasers looking for a project to create their own individual first home with the potential of extending subject to the relevant planning permissions

2 Level Crossing Cottages | Chudleigh Knighton | Newton Abbot | TQ13 0HQ





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

826 sq ft



LOCATION  
Village



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Electric Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

36 (F)



COUNCIL TAX BAND

B



### in a nutshell...

- Two Bedrooms
- Kitchen
- Bathroom
- Dining Area
- Sitting Room with Woodburner
- Good Sized Rear Garden
- Storage
- On road parking



## the details...

New to the market is this mid-terrace character cottage with two bedrooms, a garage and an enclosed rear garden, in a tucked away position, in the popular village of Chudleigh Knighton, with easy access to the A38 to Plymouth, Exeter and the M5.

The accommodation comprises of an entrance porch leading into a generously sized living room with a low ceiling and thick stone walls and a fabulous stone fireplace with a large wood burning stove which makes a nice feature and focal point for the room, a dining area separated from the living space by an old bare stud wall, with space for a dining table and seating, perfect for meal times, beside a large cupboard providing storage and also containing the electric combi-boiler that provides the central heating and hot water on demand. A turning staircase rises to the first floor and a stable-style door leads into the kitchen extension which has worktops and cupboard space on two sides, a door to the garden, a stainless-steel sink with plumbing for a washing machine beneath, a built-in fan oven with a ceramic hob above, and tiled splashbacks. There is also a ground floor bathroom containing a bath with a shower over, a vanity unit and a WC.

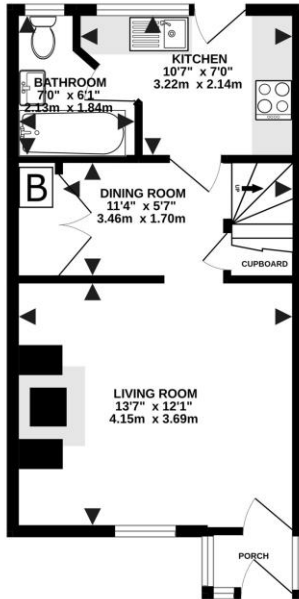
Upstairs, there are two bedrooms, a double and single, and stairs from the landing continue up into a loft space, with natural light from two skylights in its vaulted ceiling, making an ideal storage space.

Outside, the rear garden is fully enclosed making it safe for both children and pets. There is a terrace of hard standing, great for entertaining, be it a barbecue or alfresco dining, and a level area of lawn bordered by hedges with several ornamental trees providing shade. The single garage has an up and over door and is accessed via right of way access at the end of the terrace, and additional parking is available on-road if required.

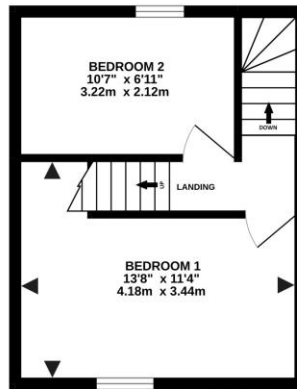


# the layout...

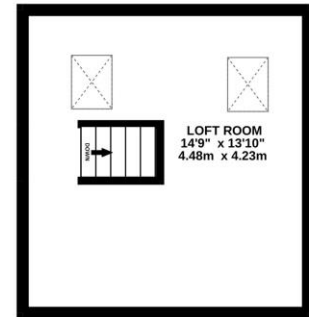
GROUND FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



2ND FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) 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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## the location...

Chudleigh Knighton is located just off the A38 Devon Expressway, linking the cities of Exeter and Plymouth. The village itself offers a primary school, village shop and public houses. Bovey Tracey and Chudleigh are only approximately 3 miles away with their larger range of shops, doctors surgeries, bank and recreational facilities. The M5 is approximately 9 miles away.

## Shopping

Late night pint of milk: SPAR (Chudleigh) 2.2 miles  
Town centre: Bovey Tracey 2.3 miles  
Supermarket: Asda (Newton Abbot) 5.1 miles  
Exeter: 14 miles

## Relaxing

Beach: Teignmouth 9.6 miles  
Park: Stover Country Park 2.1 miles

## Travel

Bus stop: (B3344) 0.2 mile  
Train station: Newton Abbot 5.7 miles  
Airport: Exeter 16 miles

## Schools

Chudleigh Knighton Church of England Primary School: 0.3 mile  
Bovey Tracey Primary School: 2.5 miles  
Stover: 2.1 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0HQ**

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