



39 River Valley Road, Chudleigh Knighton - TQ13 0HP

£405,000 Freehold

A Deceptively Spacious, Detached Bungalow, Available Chain Free. Ample Parking and a Single Garage. Located in the popular Village of Chudleigh Knighton.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge/Dining Room: 7.00m x 3.55m
(23'0" x 11'8")

Kitchen: 3.42m x 3.26m (11'3" x 10'8")

Breakfast Room: 3.42m x 3.37m (11'2" x 11'1")

Reception Room: 5.18m x 2.82m (17'0" x 9'3")

Bedroom: 4.91m x 2.82m (16'1" x 9'3")

Bedroom: 3.55m x 3.26m (11'8" x 10'8")

Bedroom: 3.38m x 2.96m (11'1" x 9'8")

Bathroom: 2.96m x 2.24m (9'9" x 7'4")

En-suite Shower Room: 2.52m x 1.08m
(8'3" x 3'7")

En-Suite Shower Room: 1.77m x 1.03m
(5'10" x 3'4")

Garage: 4.76m x 2.40m (15'8" x 7'11")

AGENTS INSIGHT:

"The layout of this bungalow offers so much scope for a variety of different lifestyles. It lends itself to multi-generational living, either an elderly relative or a teenager needing their own space. The ample parking is a real bonus too. It has been tastefully decorated by the current owner but still allows some one to put their own stamp on it as well. Available with no onward chain, we feel that this property needs to be viewed to see all of the benefits."



STEP OUTSIDE:

To the front there is a level lawned area with an array of shrubs and small trees adding colour and setting off the front beautifully. The current owners have created ample parking on three areas, one of which leads to the single garage. Access to the rear garden to the side of the garage. To the rear you will find two paved patio seating areas to relax and enjoy the countryside views and also a lawned area. There is a wooden garden shed and currently a chicken coop. A large wooden summerhouse can be used for a variety of uses, power and light connected and a decked area providing another place to sit and enjoy the views. An outside water tap can also be found.

Single garage with an electric roller door and power and light connected.

Sloped driveway with space for two vehicles and separate flat paved area with space for one vehicle.



LOCATION:

This versatile bungalow is situated in a "tucked away location" in a popular, residential Cul De Sac. 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.

USEFUL INFORMATION:

Heating: Gas central heating

Solar Panels. Owned and a feed in tariff in place.

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2254.90pa 2023/24)

EPC Rating: B

Tenure: Freehold



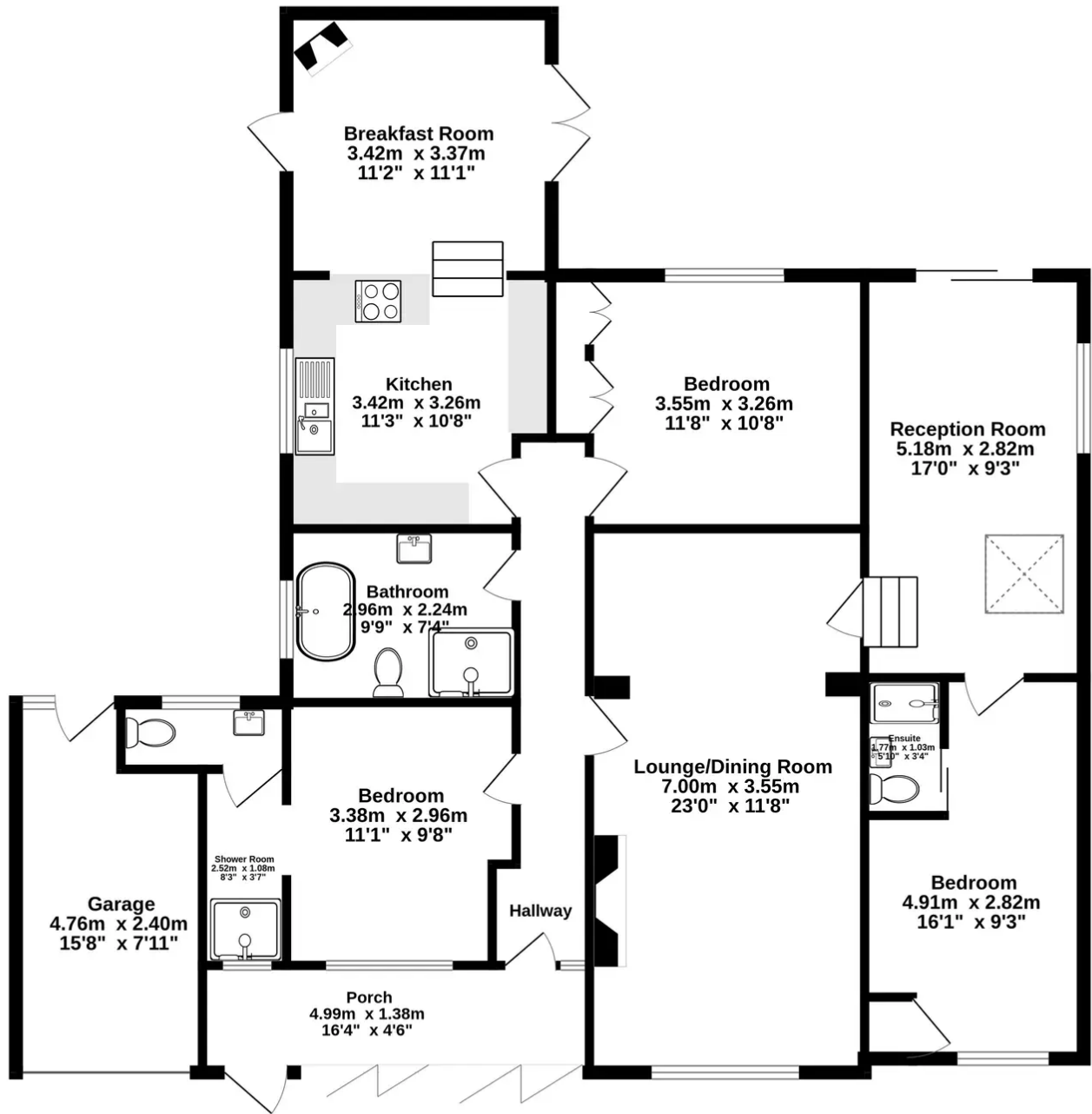


STEP INSIDE:

The large front porch is ideal for hanging coats and shoe storage. Engineered oak flooring in the porch and into the hallway through the front door. To the left is the first of the three double bedrooms, this one opens on to an en-suite shower room with a shower cubicle and a further door to the WC and basin. To the right it takes you to the large, bright lounge with engineered oak flooring and an entertainment system housed in a pretty wooden surround, complete with a modern electric fireplace. To one end is a space for your dining table and chairs. A door leads down a few steps to a second reception room with a sky light and sliding patio doors out to the rear garden. This also has the third double bedroom with a second en-suite shower room comprising shower cubicle, WC and basin. These two rooms are an ideal space for a teenager or elderly relative to have their own personal space. Even though there are a few steps down to it, level access from outside is available through the sliding patio doors. Continuing back into the hallway there is a family bathroom with stand alone bath, shower cubicle, WC and basin. A further double bedroom, with built in wardrobes and then onto the kitchen. The light grey, high gloss, modern fitted kitchen has ample storage cupboards and a quartz marble effect worktop. There is a built in fridge/freezer, dishwasher and combination oven & grill plus an induction hob with extractor over. There is a space for a washing machine too. A few steps down to the bright, breakfast room with a log burner in one corner. French doors lead out to the rear garden on one side and a further patio door leads out to the garden on the other side. This home is well appointed, fully double glazed and has a gas fired boiler for the central heating. Solar panels are an added bonus, which are owned not leased and provide an income with a feed in tariff.



Ground Floor
131.8 sq.m. (1419 sq.ft.) approx.



TOTAL FLOOR AREA : 131.8 sq.m. (1419 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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