



## 1 Candys Cottages, Chudleigh Knighton - TQ13 0HH

£330,000 Freehold

Full of Charm and Character, this Deceptively Spacious House is Ideally Situated in the Village of Chudleigh Knighton. It has Planning for Extending the Kitchen at the Rear. On Road Parking.

  
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### AGENTS INSIGHT:

"This delightful cottage oozes with charm and character and is located in the heart of the village. The current owners have extended into the loft space creating a lovely double bedroom with en-suite shower room and have planning to extend the kitchen at the rear should any new owner want to do so. All of the rooms are of a good size and could be perfect for a growing family or those wanting space to spread out. Overall this is a must-see property, perfect for those looking for a comfortable and characterful home in a beautiful location."

### USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2004.36pa 2023/24)

EPC Rating: D

Tenure: Freehold



### STEP OUTSIDE:

The front of the property has a flower bed enclosed by iron railings. To the side of the property there is a pathway leading to a wooden gate for access to the rear garden. There is also a bin and log store. The rear walled garden is fully enclosed paved and has a patio seating area with a few steps to a second paved area. There are flower beds and borders around the edges and a useful stone shed which has water, power and light connected.



### ROOM MEASUREMENTS:

Sitting Room: 4.88m x 4.09m (16'0" x 13'5")

Dining Room: 5.84m x 3.77m (19'2" x 12'5")

Kitchen: 3.01m x 2.63m (9'11" x 8'7")

Utility Room: 2.63m x 1.55m (8'7" x 5'1")

Bedroom: 4.09m x 4.03m (13'5" x 13'3")

Bedroom: 4.20m x 3.77m (13'0" x 12'5")

Bedroom: 5.05m x 4.28m (16'7" x 14'0")

Bathroom: 3.33m x 2.53m (10'11" x 8'7")

En-Suite: 2.39m x 2.10m (7'10" x 6'11")





#### STEP INSIDE:

This beautiful cottage is full of character features that make it a unique and desirable home.

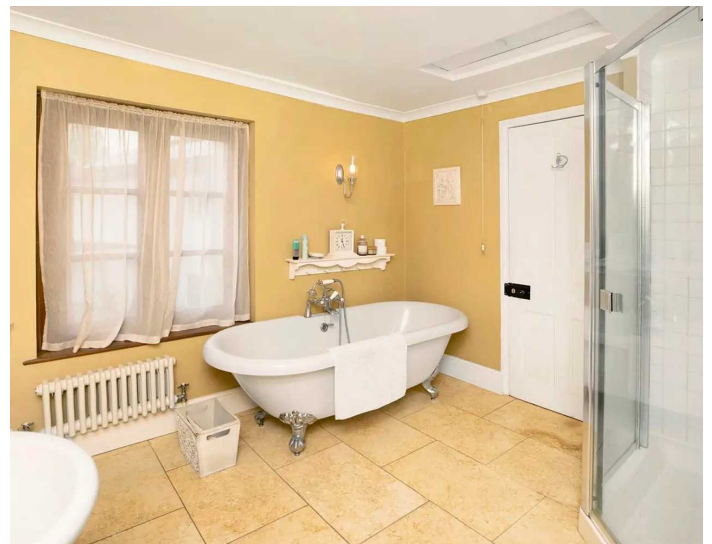
The useful porch at the front is a perfect place to put your shoes and coats. The front door leads into a hallway with colourful tiled flooring and stairs rise to the first floor.

The ground floor boasts a cozy sitting room and a dining room, both featuring traditional fireplaces and wooden flooring, perfect for warm and comfortable evenings with family and friends. The kitchen is at the rear and has a space for a large 5 ring burner stove with an extractor hood over. There is a space for fridge/freezer & dishwasher, opening onto a space with the wall mounted gas fired boiler and a WC. A further door takes you into a utility room/lean-to with plumbing/space for a washing machine and tumble dryer. The current owners have planning permission in place to extend the kitchen and incorporate the utility area.

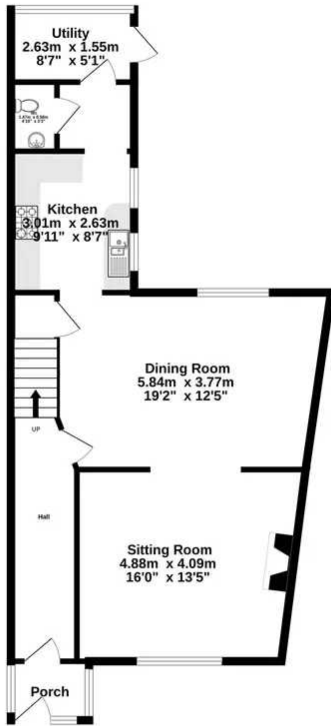
Ask us for details on this.

On the first floor landing which is split level, you will find an airing cupboard and two spacious bedrooms both with tiled, feature fire surrounds and built in storage. The good sized family bathroom has a bath, shower cubicle, basin and WC. On the first floor, the converted loft is now a bright spacious double bedroom with built in storage, Velux windows and an en-suite shower room.

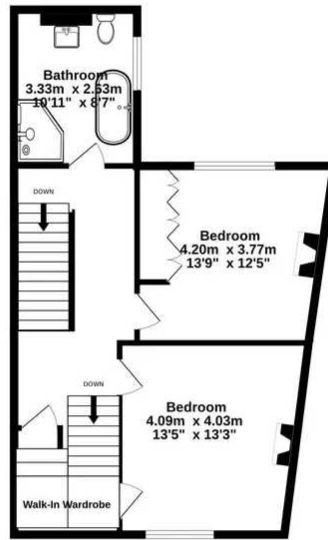
This charming cottage is not only beautiful, but it is also practical, with gas central heating and timber framed double glazed windows providing energy efficiency and comfort all year round.



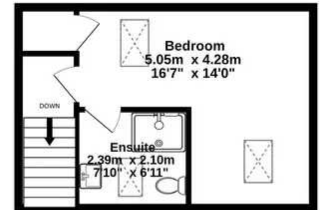
Ground Floor  
66.7 sq.m. (719 sq.ft.) approx.



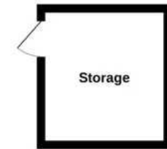
1st Floor  
57.1 sq.m. (614 sq.ft.) approx.



2nd Floor  
25.9 sq.m. (279 sq.ft.) approx.



Store  
7.9 sq.m. (85 sq.ft.) approx.



**TOTAL FLOOR AREA : 158.5 sq.m. (1707 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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