



This lovely home benefits from double-glazing throughout and with gas central heating, it is a cosy property, full of character features such as uneven walls, exposed stone and brickwork, exposed beams and a wood-burning stove. NO ONWARD CHAIN

4 The Chapelry | Chudleigh Knighton | TQ13 0EX



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

725 sq ft



LOCATION  
Village



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

59 D



COUNCIL TAX BAND

A



### in a nutshell...

- Charming spacious Sitting Room
- Elegant bespoke Kitchen with
- Open plan Dining Room
- Two generous double Bedrooms
- Modern family Bathroom
- Utility and Workshop
- Gas Central Heating and Double Glazing
- Low maintenance Garden
- NO ONWARD CHAIN





## the details...

Inside, a solid-oak barn-style door leads into the hallway with a tiled floor, a bare brick wall and two useful cupboards, one housing the combi-boiler for the central heating and hot water. The living room has beautiful, engineered-oak flooring and a lovely rough-rendered stone window seat. There is a large stone fireplace with a tiled hearth, fitted with a wood-burning stove; a lovely feature, perfect for the dark winter evenings.

The fabulous kitchen has plenty of natural light, a tiled floor, and a recent, elegant bespoke kitchen, fitted both beneath the window and in a recess between two part-rendered stone pillars. It has solid-oak worktops, tiled splashbacks and dark-blue fitted base and drawer units providing cupboard space with a Belfast sink and mixer tap beneath the window, a fan-oven with a gas hob and extractor hood above, plenty of floor space for an upright fridge/freezer, and in the separate utility room at the bottom of the garden, there is more worktop, storage, and space with plumbing for a washing machine and other appliances. The dining room is open-plan to the kitchen and has ample space for a dining table and seating for four or six places; perfect for a dinner party or family celebrations.

An open dark-stained, pine staircase leads to the upstairs where there are two spacious double bedrooms, one with a large built-in wardrobe and both with plenty of natural light from their south-facing windows. The bathroom is modern with a tiled floor and part-tiled walls, and it contains a white suite comprising a bath with a shower and glass screen above, a vanity unit with a basin, a hidden-cistern WC and storage for toiletries.

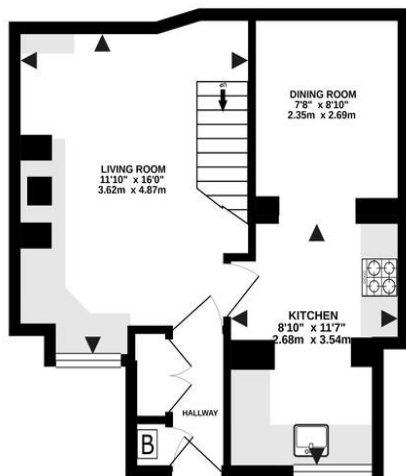
Outside, the front garden is low-maintenance and fully enclosed making it safe for both children and pets. There is a split-level terrace of paving which makes a fabulous outside space for a barbecue, alfresco dining, or drinks with family and friends, and being south-facing it enjoys many hours of summer sunshine. There are stone-edged beds ideal for shrubs or fruit, a water butt harvesting rainwater, and an outside tap for watering. At the end of the garden there is the utility room, and a large stone-built workshop/store, also with power and lights, providing plenty of storage for logs, garden furniture and bikes.

The entrance to the adjacent lane is via a wrought-iron gate and a timber door, where parking is on-road and generally plentiful.

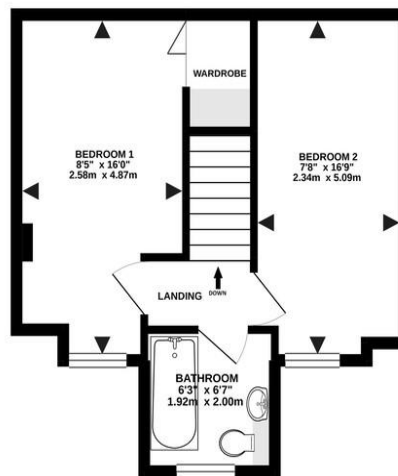


## the floorplan...

GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

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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. For the weekends, a short drive will take you to Teignmouth and the coast, or to the many walks, tracks and outdoor adventure facilities of Haldon Forest and Dartmoor National Park.

### Shopping

Town centre: Bovey Tracey 2.2 miles

Supermarket: Co-op 3.1 miles

City: Exeter 12.9 miles

### Relaxing

Beach: Teignmouth 9.4 miles

Finlake spa, horse riding & gym: 0.9 mile

Golf: Stover 2.2 miles

Haytor, Dartmoor: 6.3 miles

### Travel

Bus stop: Homelea 0.1 mile

Train station: Newton Abbot 5.6 miles

Main travel link: A38 1.5 miles

Airport: Exeter 16.4 miles

### Schools

Chudleigh C of E Primary School Approx. 130 ft.

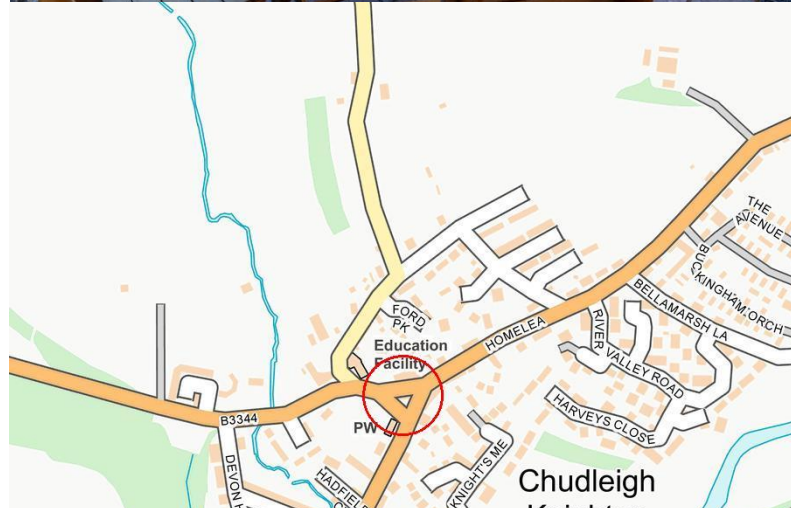
South Dartmoor Community College: 7.2 miles (School bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0EX

## how to get there...

From the Bovey Tracey Office turn into Le Molay Littry Way and continue on this road into Chudleigh Knighton, passing The Claycutters Pub and the primary school on the left, proceed onto The Chapelry where the property can be found.





The Property  
Ombudsman

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