



Well-presented three-bedroom home arranged over three floors, featuring a modern kitchen, bright conservatory, principal suite with en-suite, home office, off-road parking and a private low-maintenance garden.

16 Knights Mead | Chudleigh Knighton | TQ13 0RE

**complete.**

thoroughly good property agents



PROPERTY TYPE

End Terraced Town House



SIZE

1134 sq ft



LOCATION

Chudleigh Knighton



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

75C



COUNCIL TAX BAND

C



### in a nutshell...

- Well-presented three-bedroom home
- Accommodation arranged over three floors
- Modern fitted kitchen
- Bright conservatory providing dining space
- Principal bedroom with en-suite shower room
- Versatile home office / dressing room
- Contemporary family bathroom
- Ground floor cloakroom
- Off-road parking
- Private, low-maintenance rear garden







## the details...

The ground floor opens into a well-proportioned and inviting sitting room, finished in neutral tones and offering a comfortable space for both relaxing and entertaining. The room benefits from excellent natural light and provides a welcoming first impression of the home. A modern well-appointed kitchen fitted with a range of contemporary wall and base units, generous worktop space and space for appliances, fridge, dishwasher, washing machine and cooker. The layout is both practical and stylish, ideal for everyday living. Beyond the kitchen, a bright and spacious conservatory provides an excellent dining area with views of the rear garden and French doors opening directly outside. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor offers two good sized bedrooms, both presented in soft, neutral décor and benefiting from excellent natural light, creating calm and comfortable spaces suitable for a range of uses including bedrooms, guest accommodation or a nursery. Completing this level is a contemporary family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin with vanity storage and WC.

The top floor is dedicated to an impressive principal bedroom suite, offering a peaceful and private retreat. The bedroom is well proportioned and attractively presented, with ample space for bedroom furniture and benefiting from excellent natural light. Adjoining the bedroom is a modern en-suite shower room, fitted with a contemporary suite comprising a walk-in shower, wash hand basin with vanity storage and WC. Also on this floor is a versatile additional room currently used as a home office. This flexible space would equally suit a dressing room, hobby room or occasional guest area, making it ideal for modern living and those working from home.

Externally, the property is attractively presented and occupies a pleasant position within a small residential setting. To the side, there is off-road parking for two cars, providing convenient space for vehicles, along with a neat frontage that complements the surrounding homes.

To the rear, the property enjoys a private and enclosed garden designed for low maintenance and outdoor enjoyment. The garden features a paved patio area, ideal for outdoor dining and entertaining, along with gravelled sections, well-kept planted borders and a bespoke shed. Timber fencing provides a good degree of privacy, while the garden's layout offers a practical and usable outdoor space throughout the year.



Approximate Gross Internal Area 1134 sq ft - 105 sq m

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 358 sq ft – 33 sq m

Second Floor Area 327 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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, and a village pub. Bovey Tracey and Chudleigh are only approximately 3 miles away with their larger range of shops, doctor's surgeries 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: Bovey Tracey Co-op and Lidl 2.2 miles

City: Exeter 13.7 miles

## Relaxing

Beach: Teignmouth 9.3 miles

Finlake spa, horse riding & gym: 1.2 miles

Golf: Stover 2.5 miles

Dartmoor: Haytor 6.4 miles

## Travel

Bus stop: Village Hall 0.1 mile

Train station: Newton Abbot 5.5 miles

Main travel link: A38 0.8 mile

Airport: Exeter 16.3 miles

## Schools

Chudleigh Knighton C of E Primary School: 0.2 mile

South Dartmoor Community College: 7.6 miles (School bus)

Teign School – 3.7 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 0RE

## how to get there...

From the Complete office in Bovey Tracey, head onto Le Molay-Littry Way and follow the road towards Chudleigh Knighton. At the crossroads just before entering Chudleigh Knighton, turn right. Then, just before the bridge over the A38, take the left turn signposted for Chudleigh Knighton. At the roundabout, turn right into Knights Mead, take the immediate right, you'll find the property on the left hand side.







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