A detached, three-bedroom home which has been well-maintained and benefits from a garage, gardens and parking, and gives easy access to the village centre.

57 Knights Mead | Chudleigh Knighton | TQ13 0RF
in a nutshell...

- Quiet cul-de-sac location
- Well-presented throughout
- Downstairs WC
- Living/dining room
- Master bedroom en-suite
- Light and airy bedrooms
- Utility area
- Child and pet friendly garden
the details…

A detached, three-bedroom family home, with a garage and enclosed rear garden, located on a quiet cul-de-sac, in the village of Chudleigh Knighton, with easy access to Bovey Tracey, Newton Abbot, and the A38 to Plymouth, Exeter and the M5.

A tarmac driveway provides additional parking in front of the garage and beside the neat front garden with a lawn and a magnolia, and a couple of steps lead to the entrance beneath a storm porch. Inside, the property is well-presented, and feels warm with carpet underfoot, neutral décor, and double glazing throughout. The hallway has a handy inset doormat, and a convenient down-stairs cloakroom, with a WC and basin, and leads into the kitchen which is a good size, with tiled floor, plenty of granite-effect worktop space, and a range of light, wood-effect units, with matching wall cabinets, providing ample storage for pots pans and groceries. A fan oven sits beneath a gas hob, with an extractor above, there is floor space for an upright fridge freezer, and beneath the draining board for a dishwasher. A door leads into the rear of the attached garage, with lights, power, an up and over door, a door to the garden, extensive storage in the boarded loft space above, and a utility area at the rear with a worktop and sink, and plumbing for a washing machine. The living room is warm and welcoming, and is filled with light from a south-facing bay window to the front. An opening leads into the dining room, which has plenty of space for six or eight around a table, perfect for a dinner party or a family celebration, and French doors that open out into the garden.

Upstairs, the master bedroom is a light and airy double, with fitted double wardrobe, and an en-suite shower room, is part-tiled with a shower, pedestal basin and a WC, all in white. There are two further bedrooms, a double and a single, both with loads of light, a family bathroom is part-tiled with a bath, shower and glass screen above, a pedestal basin and a WC, and the landing has an airing cupboard and a hatch in the ceiling providing loft access and additional storage.

Outside, the rear garden is fully enclosed making it safe for children and pets, and is beautifully maintained. There is paving, and a gently sloping lawn, bordered by beds of plants and flowers, ideal for a family barbecue or a get-together with friends and relations. An outside tap is handy for the watering, and a path leads around the side of the property, with a gate to the driveway, ideal for transferring the recycling to the front for routine collection.

what the owner loves most…

“The quiet location with lovely neighbours, and so close to the shop, hairdressers, school, pub and bus service.”
Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

Although a newer property, this lovely home is set in a small, friendly development.
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
Late night pint of milk: 5 minute walk
Village centre: 5 minutes walk
Town centre: Bovey Tracey 2.5 miles
City centre: Exeter 13 miles
Supermarket: Bovey Tracey 2.5 miles

Relaxing
Beach: Teignmouth 9 miles
Park: 5 minute walk
Dartmoor: 6 miles
Golf: Stover 2.5 miles

Travel
Bus stop: 5 minute walk
Train station: Newton Abbot 5.6 miles
Main travel link: A38 5 minutes away
Airport: Exeter 16.6 miles

Schools
Primary: Chudleigh Knighton 5 minute walk
Secondary: Teign School 3.6 miles (school bus)
South Dartmoor Community College: 7.3 miles
Private: Stover 3 miles

Please check Google maps for exact distances and travel times

Property postcode: TQ13 0RF

how to get there...

From the Bovey Tracey office turn into Le Molay-Littry way and continue on this road out of the town and take the second turning right sign posted Kingssteignton and then take the next left, just before crossing over the A38. Continue to the roundabout and take the second exit into Knights Mead. Follow the road around, turn left and the property can be found on the right hand side.
Need a more complete picture? Get in touch with your local branch…

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