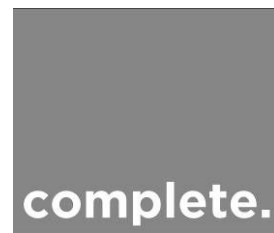




A wonderful three bedroom, mid terraced house located in Chudleigh Knighton with far reaching views, a garage, parking and front and rear gardens.

27 River Valley Road | Chudleigh Knighton | TQ13 OHP



thoroughly good property agents



PROPERTY TYPE

Mid terraced property



SIZE

843 sq ft



LOCATION

Village



AGE

1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Garage and off road parking



OUTSIDE SPACE

Front and rear garden



EPC RATING

74 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Far reaching countryside views
- Entrance porch
- Spacious living room
- Modern kitchen/diner
- Short walk to amenities
- Village location
- Garage and parking
- Enclosed rear garden
- Must be seen





the details...

New to the market is this mid-terraced family home with three bedrooms, a garage, parking and front and rear gardens, in a quiet position with far reaching countryside views, in the popular village of Chudleigh Knighton, a short walk from the shop, pub and primary school and with easy access to the A38 to Plymouth Exeter and the M5.

A concrete path leads through the front garden with a lawn and beds of shrubs and plants, and steps lead up to the entrance porch. Inside, it is well-presented with light and neutral decor throughout, feeling warm and welcoming with gas central heating and double glazing.

The entrance porch is carpeted with plenty of space for the storage of coats and shoes and a door leads into a good-sized living room which is carpeted and filled with light from a wide window to the front.

A light and airy open-plan kitchen/dining room has a modern fitted kitchen with a durable vinyl floor, granite-effect worktops on three sides with tiled splashbacks, and a range of elegant cream base, drawer and wall units providing ample cupboard space. There is a stainless-steel sink with a mixer tap beneath the window, a gap for a cooker with an integral extractor hood above, space with plumbing beneath the worktop for a washing machine and dishwasher, and space beneath the worktop for another appliance. A storage area beneath the stairs has power and space for an upright fridge/freezer along with shelving. The dining area is carpeted and has plenty of room for a table and seating for six or more places, ideal for any occasion, A door leads out from the dining area into the rear garden and in the kitchen, a wall-mounted gas combi-boiler, hidden within a wall cabinet, provides the central heating and hot water on demand.

Upstairs, there are three light and airy bedrooms, two doubles and a single, the double and single are to the front aspect having fabulous far-reaching views over the Devon countryside. A family bathroom is modern with a durable wood-effect vinyl tiled floor and stylish tiled walls, containing a bath with a shower and glass screen above, a hidden-cistern WC, a vanity unit with a basin and storage beneath for toiletries, and a chrome heated towel rail. A hatch in the landing ceiling provides access to the loft space where there is plenty of insulation and additional storage space if required.

Outside, the rear garden is a manageable size and fully enclosed making it safe for both children and pets. There is an area of lawn and a timber-edged bed of shrubs and plants, making a nice outside space for a barbecue or sharing drinks with friends and family. A gate provides alternative access onto a path at the rear which leads to the single garage in a nearby block which has an additional space immediately in front. Additional parking is available at the parking area at the front of the property on a first come, first served basis, however people tend to park in front of their own gardens.



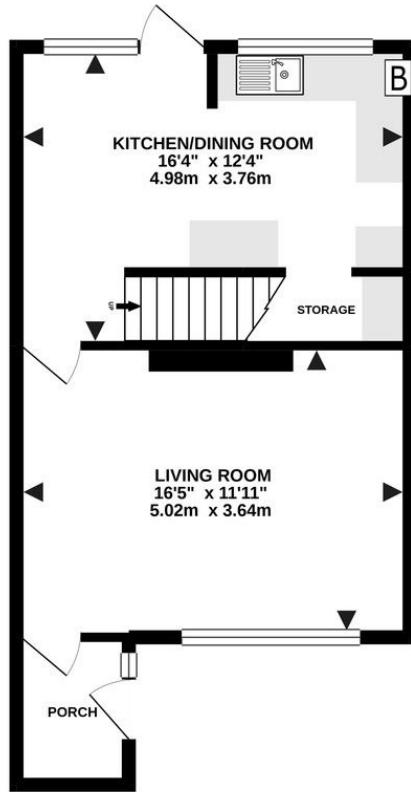
what the owner loves most...

“The friendly village location and the easy access to commuting links”.

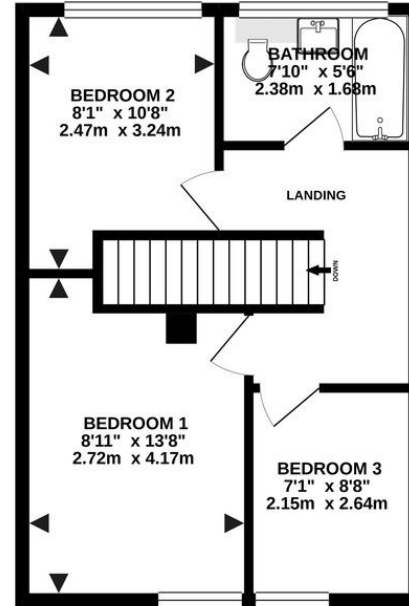


the floorplan...

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.4 sq.m.) 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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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 a public house. 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: Chudleigh 2 miles
Village centre: 100 yards
Village shop: 0.2 mile

Relaxing

Beach: Teignmouth 9 miles
Finlake leisure centre: 1.9 miles
Golf: Stover 2.5 miles

Travel

Bus stop: Homelea 0.1 mile
Train station: Newton Abbot 5.5 miles
Main travel link: A38 1.1 miles
Airport: Exeter 16 miles

Schools

Chudleigh Knighton Primary School: 0.3 mile
Teign School: 3.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 0HP**



how to get there...

From the Complete Office in Bovey Tracey turn immediately left into Le Molay Littry Way and proceed on this road for approximately 2 miles, passing the Claycutters Arms Inn on the left. At the T junction, turn left and a little further on turn right into River Valley Road. Turn left to continue on River Valley Road and proceed to the end of the cul-de-sac, 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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