



1 Candys Cottages, Chudleigh Knighton TQ13 0HH

Guide Price £330,000

1 Candys Cottages

Chudleigh Knighton, TQ13 0HH

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.

- End of Terrace, Character Cottage
- Sitting Room and Dining Room, both with Open Fireplaces
- Kitchen and Utility Room (planning permission for extending)
- Three Double Bedrooms, One with En-Suite
- Family Bathroom and Downstairs WC.
- Pretty, Walled, Rear Garden with Stone Storage Shed
- Unrestricted, On Road Parking
- EPC Rating: D
- Tenure: Freehold



1 Candys Cottages

Chudleigh Knighton, TQ12 0HH

LOCATION:

This deceptively spacious house is located in the heart of the village. Chudleigh Knighton is situated a short distance from the A38 Devon Expressway which links Exeter to the North and Plymouth to the South. The village has the benefit of a primary school, a pub called the Claycutters Arms, hairdressers and Village Hall. A further range of shopping and leisure facilities are available in the nearby towns of Chudleigh, Bovey Tracey and Newton Abbot. Chudleigh Knighton is a popular destination for outdoor enthusiasts, with plenty of walking and cycling routes in the surrounding countryside. The nearby Dartmoor National Park offers a wealth of outdoor activities, including hiking, rock climbing, and horse riding.

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.





STEP OUTSIDE:

The front of the property has a flower bed enclosed by iron railings. To the side of the property there is 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 sedges 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")

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)

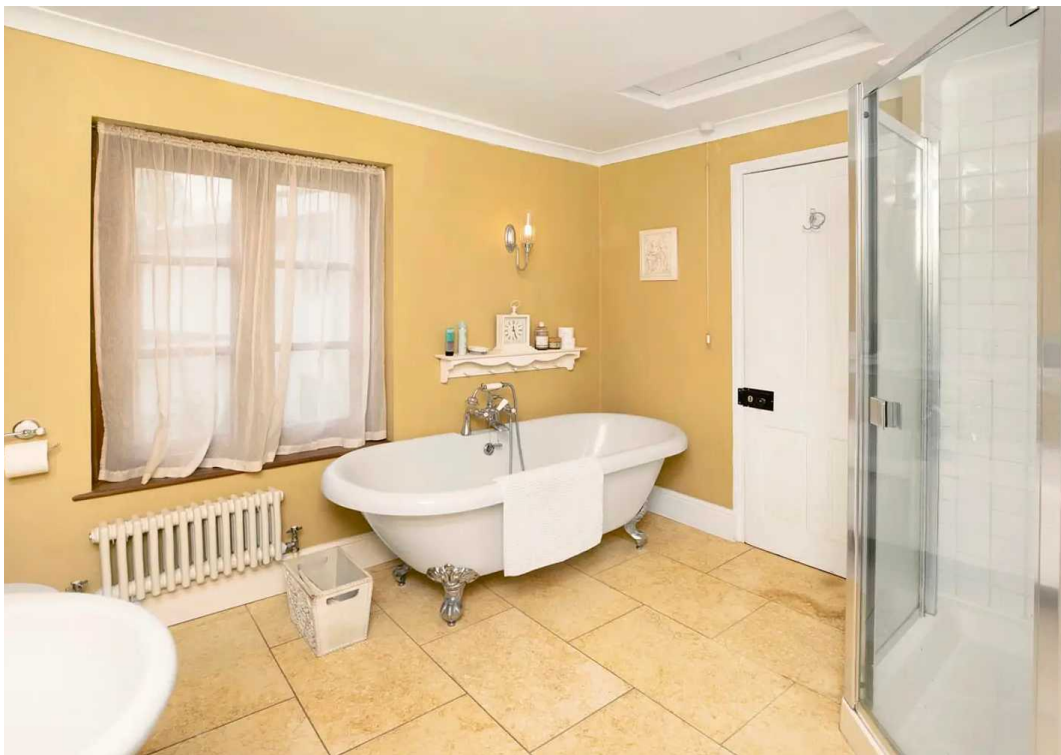
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ON ROAD



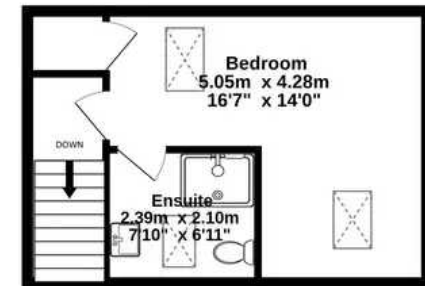
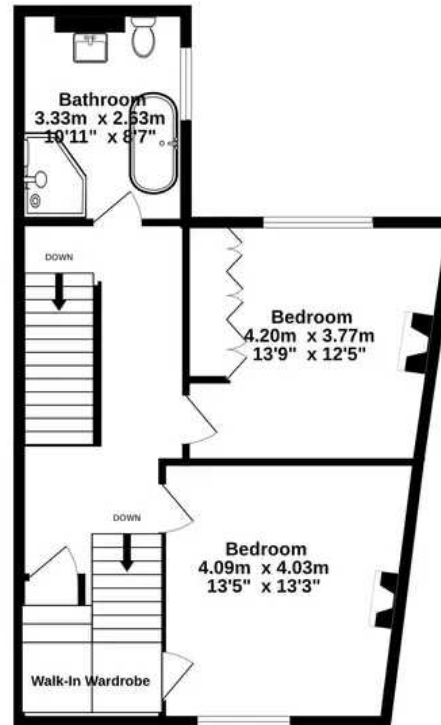
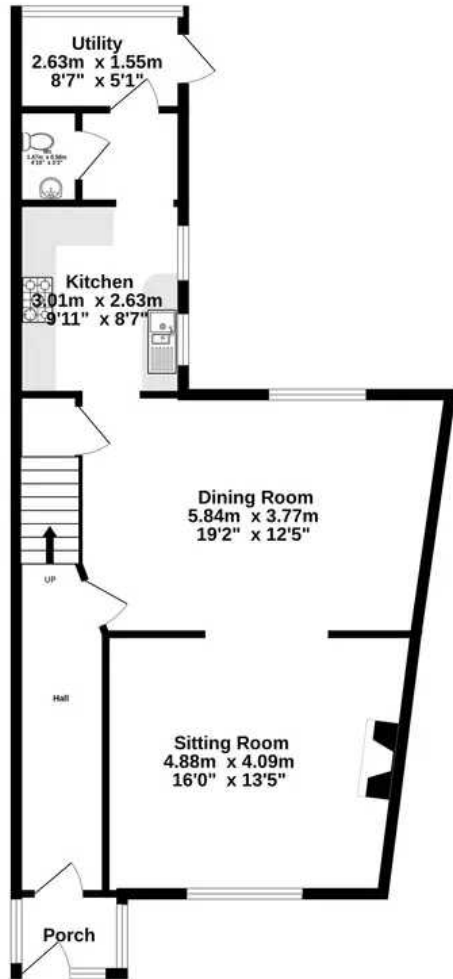




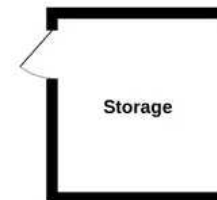
Ground Floor
66.7 sq.m. (718 sq.ft.) approx.

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

2nd Floor
26.9 sq.m. (289 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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