



- ✔ FITTED KITCHEN
- ✔ SPACIOUS LOUNGE
- ✔ DINING ROOM
- ✔ FOUR BEDROOMS
- ✔ INCLUDES MASTER & GUEST BEDROOM WITH EN SUITE
- ✔ DOUBLE GLAZING & GAS CENTRAL HEATING
- ✔ GENEROUS LEVEL GARDENS
- ✔ DETACHED GARAGE & PARKING
- ✔ REMAINDER OF 10 YR BUILD WARRANTY

A great opportunity to purchase a well-located house with a farmhouse feel but all the advantages of a recently built house.



Little Orchard occupies a generous size level plot being approximately 0.12 of an acre, the property is of traditional construction and has the benefit of the remainder of a 10-year LABC building guarantee. The main accommodation comprises of an entrance hall with cloak room, kitchen breakfast room, living room and the benefit of a separate dining room. The kitchen is well fitted with contemporary units and includes an integrated oven, gas oven as well as integrated fridge & freezer. To the first floor there are four bedrooms, three of which are double and one single. Both the master and second bedrooms have en suites and there is a separate family bathroom. The house measures approximately 130 square metres gross internal floor areas along with a detached garage of approximately 18 square metres. There is neutral carpet laid throughout, except for the kitchen which has modern tiled flooring. The property has the benefit of all mains services, has gas fired central heating & wooden double glazed windows.

OUTSIDE Little Orchard Farm stands on a level plot measuring approximately 0.12 acre. The front garden is of a good size with stone walls to either side. There is a wooden gate and a paved path leads to the front porch. A gravel path extends to the side of the property around to the rear garden. The rear garden is enclosed being again level with mature trees bordering one side and has a patio area adjacent to the French doors from the living room that leads around to



Our View “Viewing strongly recommended.”

the back door. There is a detached garage with a courtesy door to the side that has power, light and plumbing for a utility area. Off street parking. A substantial sliding timber gate adds a great deal of privacy and security to the rear garden.

Chudleigh Knighton itself has a village school, church, inn, and a post office convenience store. The larger towns of Bovey Tracey and Chudleigh are, respectively, about 2.25 miles and 2 miles away and have a greater choice of amenities. The A38 Devon Expressway is about a mile distant, and the area also offers the opportunity to enjoy a variety of country pursuits. The cathedral city of Exeter (about 13 miles) is within commuting distance, and the market town of Newton Abbot, with its chain stores, schools and mainline railway station, is about 5 miles away.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



GROUND FLOOR PLAN



Floor area 130 sqm gross internal area. Measurements indicated are approximate finished internal dimensions.

FIRST FLOOR PLAN



* Choices are subject to stage of construction – please contact agent for more details



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



Little Orchard Farm , Chudleigh Knighton, Devon, TQ13 0HR

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£349,950

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