



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

The Seller's View “Ready to move in.”



An excellent opportunity to acquire an individually designed nearly new detached house property in a popular, sought after location. Occupying 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 Bedroom and Bedrooms one 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. Little Orchard Farm is an individually designed nearly new build finished to a high specification in a popular, yet semi-rural location and early viewing is recommended.

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.

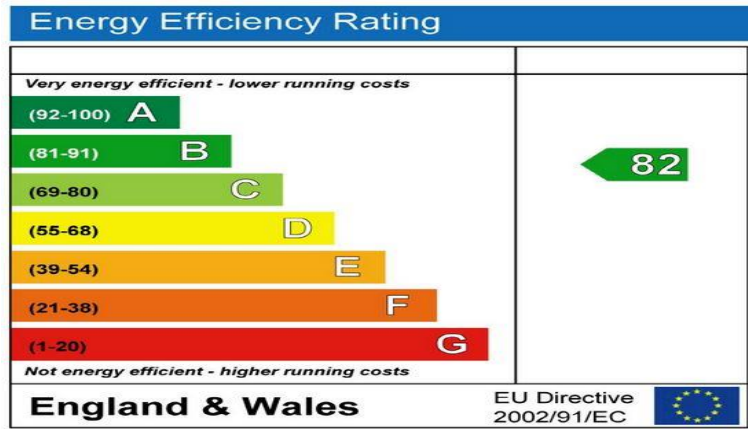


Our View “Designed to look old but all the benefits of a recently built house”

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 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. Parking for several cars.

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.





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

