



## Chudleigh Knighton

3x  2x 

ENERGY RATING C73

- Video Walk-through Available
- Modern Semi-Detached House
- 3 Bedrooms (1 en-suite)
- Lounge & Kitchen/Diner
- Cul-de-sac Position
- Family Bathroom & Ground Floor WC
- Decked Rear Garden
- Driveway & Garage
- Convenient for A38

**Guide Price:**  
**£250,000**  
FREEHOLD

# 7 Voisey Close, Chudleigh Knighton, TQ13 OGG



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

## 7 Voisey Close, Chudleigh Knighton, TQ13 OGG

A modern semi-detached house located in a small development within the highly sought after village of Chudleigh Knighton. The property has three bedrooms, lounge, kitchen/dining room, cloakroom/WC and a bathroom/WC and benefits from gas central heating, double glazing, decked garden and garage with utility area. Internal viewings come highly recommended and the property will make an ideal first purchase, family home or investment for letting.

Voisey Close is a small cul-de-sac within the sought-after village of Chudleigh Knighton. Local amenities include a church, community hall, primary school and popular inn. A wider range of amenities can be found in the neighbouring town of Chudleigh or nearby towns of Kingsteignton and Newton Abbot. The village is popular with commuters, due to its position just off the A38 Devon Expressway to Plymouth and Exeter with the M5 beyond.

### **The Accommodation:**

An open canopy porch with part obscure-glazed entrance door leading to the entrance hallway with stairs to first floor and cloakroom/ WC with low level WC and wash basin. The lounge has a window to front, storage cupboard and door to the kitchen/diner which is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven, hob and dishwasher with space for fridge, window and sliding patio doors to outside. Upstairs, bedroom one has a window to front and recessed wardrobe space and the en-suite has a shower cubicle, low-level WC, pedestal wash basin, tiled walls and heated towel rail. Bedrooms two and three both enjoy a pleasant outlook to the rear with countryside views. The bathroom comprises panel bath with mixer tap and shower attachment, low level WC, pedestal wash basin, heated towel rail and obscure-glazed window.

Outside to the front there is a brick paved driveway leading to a single garage and path to front door. The rear garden comprises timber decked area with gate to side access and enjoys pleasant views. The garage has a metal up and over door, wall mounted gas boiler, plumbing for washing machine and a window and courtesy door to rear.

### **Outside:**

Decked garden to rear.

### **Parking:**

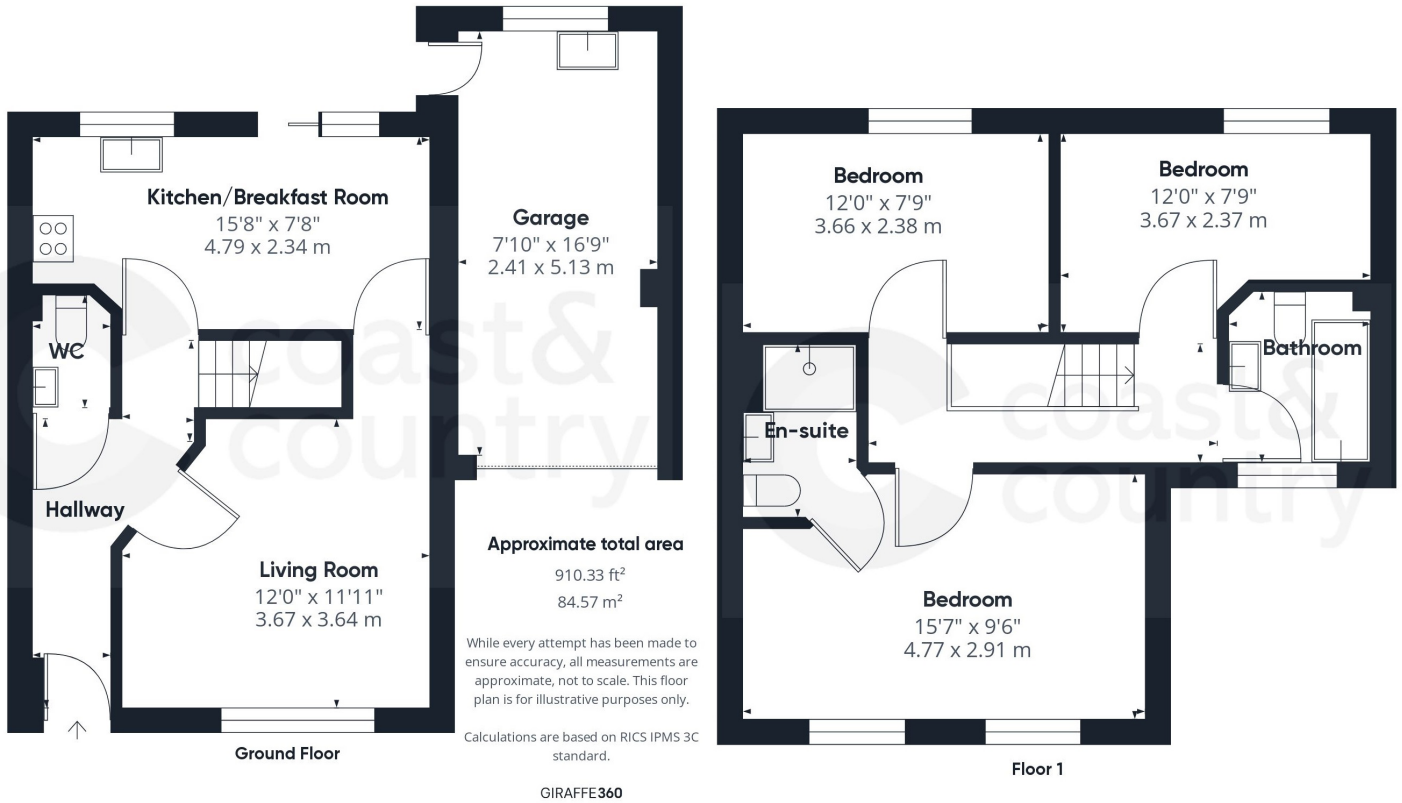
Single garage and driveway

### **Directions:**

From Kingsteignton take the B3193 heading towards Chudleigh. After the bridge over the A38 turn left into Chudleigh Knighton (B3344 Plymouth Road). Voisey Close can be found at the brow of the hill on the left hand side.



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## Agents Notes:

Council Tax: Currently Band

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity – TBC.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes  $\pm$  0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.