



- A character end of terraced home
- Recently modernised
- Situated in this delightful hamlet
- Open plan living/kitchen/diner
- Cloakroom
- Two double bedrooms
- Bathroom
- Small seating area
- Off road parking
- Viewing Highly Recommended

Our View "A Delightful Well-Presented Cottage with Seating area and Off Road Parking"

A recently modernised two bedroom end of terrace character home situated in this delightful Devon Hamlet

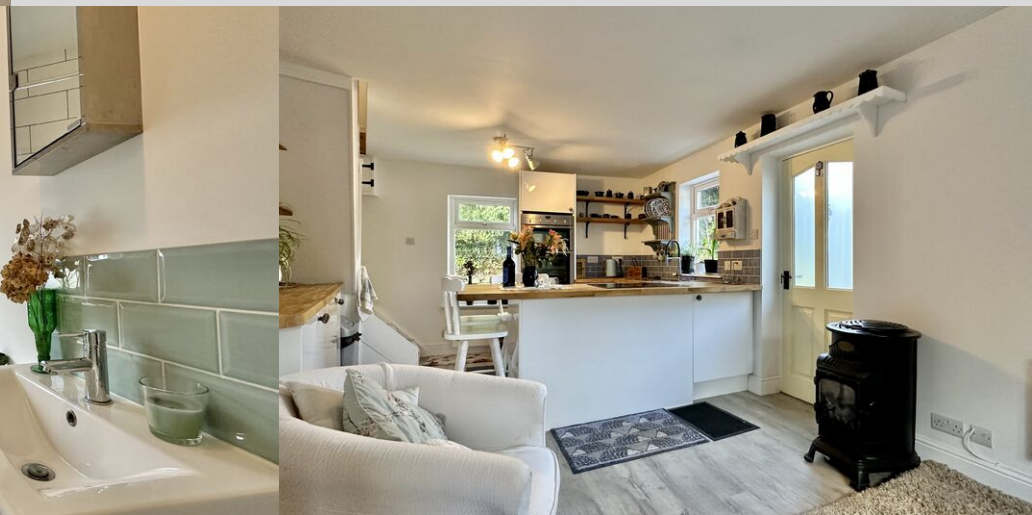
The accommodation comprises the delightful open plan living/kitchen/dining room which features a newly fitted kitchen with a range of matching units with a stainless steel mixer tap sink and drainer. Built in appliances include a fridge/freezer, Neff double oven and AEG induction hob and there is space for a washing machine. There are double glazed windows to the front, rear and side and a door from the living area to a storage space and downstairs WC.

To the first floor you will find two double bedrooms, both with double glazed windows and one features a hatch to the loft with a pull down ladder. The loft provides ample storage space and potential for conversion, subject to planning approval. Completing the accommodation is a superb modern fitted bathroom with a suite comprising a low level flush WC, wash hand basin with storage beneath and a panelled bath with an electric shower. There is an obscure double glazed window to the rear and part tiled walls.

Externally the property benefits from an off road parking space at the rear and a seating area.

South Knighton, is a delightful hamlet halfway between Newton Abbot and the A38. It is about a half a mile off the Ashburton road in a peaceful setting. The market town of Newton Abbot, with its comprehensive shopping and social facilities and mainline railway station with connections to most parts of the country, is about five minutes' drive away as is access to the A38 Expressway which links Plymouth and Exeter to the motorway network. It is rare for a property in such an attractive location to come onto the market and early viewing is recommended.

Council Tax Band C for the period 01/04/2023 to 31/03/24 financial year is £2,023.75



Energy Efficiency Rating

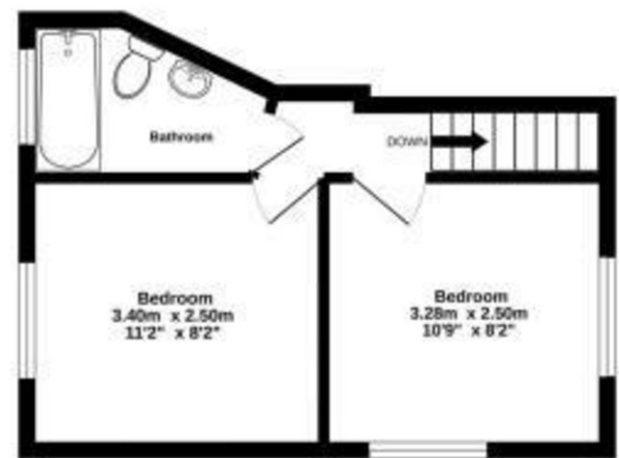
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor
23.7 sq.m. (255 sq.ft.) approx.



1st Floor
23.8 sq.m. (256 sq.ft.) approx.



TOTAL FLOOR AREA : 47.5 sq.m. (511 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description 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. Made with Metrebox ©2022



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.

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Camberley Cottages, South Knighton, Newton Abbot

Ref: WNA-47595316

Tenure: Freehold

01626 364900

£210,000

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