

**SAMPLE  
MILLS**



**Buckingham Orchard  
Chudleigh Knighton  
Devon**

**£150,000**





Buckingham Orchard, Chudleigh Knighton,  
Devon

**£150,000**

A 3 bedroom Park Home, built in 2003, situated within a level plot in the popular village of Chudleigh Knighton with its amenities and facilities including village hall, village shop, garage, hairdressers and the local public house. In addition, there are good bus services into Newton Abbot and Exeter, together with the A38 being close at hand serving Exeter and Plymouth.

The internal accommodation comprises entrance hall, dining area, light and airy lounge with feature marble fireplace and access to outside, fitted kitchen with built-in oven and hob with extractor hood above, conservatory, 3 bedrooms, the master having built in wardrobes with bridging units over, wet room and WC.

Further benefits include gas central heating, uPVC double glazing, under house storage, a detached garage, off road parking and mature gardens stocked with shrubs, bushes and plants, garden pond with waterfall feature, patio area and outside lighting and power points.

Viewing is recommended.



uPVC part doubled glazed door opening through to:

#### Entrance Hall

Radiator. Laminate flooring. Hatch to the roof space. Coved ceiling. Door opening through to:

#### Dining Area – 2.97m x 2.51m (9'9" x 8'3")

uPVC double glazed window. Double panelled radiator. Laminate flooring. Coved ceiling. Door through to the kitchen. Spotlights. Archway through to:

#### Lounge – 5.99m x 3.00m (19'8" x 9'10")

Feature marble fireplace on hearth with mantle surround. Two Radiators. uPVC double glazed windows to two aspects overlooking the front and side. TV point. Telephone point. Spotlight points. Coved ceiling. Laminate flooring. uPVC double glazed sliding patio doors providing access back to the front.

#### Kitchen – 3.28m x 2.87m (10'9" x 9'5")

Inset 1½ bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in four ring electric hob with extractor hood above. Built-in electric oven. Plumbing for washing machine. Space for fridge/freezer. Double panelled radiator. Cupboard housing gas boiler for hot water and central heating system. uPVC double glazed window. Laminate flooring. Coving to ceiling. Built-in shelved larder. uPVC half double glazed door to outside.

#### Bedroom 1 – 2.97m x 2.90m (9'9" x 9'6")

Radiator. Built-in dressing table. Mirror fronted double built-in wardrobe. Eye level bridging units. Laminate flooring. uPVC double glazed window. Coved ceiling.

#### Bedroom 2 – 2.87m x 2.79m (9'5" x 9'2")

Radiator. Laminate flooring. uPVC double glazed window to side. Coved ceiling. Double doors through to the conservatory.

#### Bedroom 3 – 2.90m x 1.37m (9'6" x 4'6")

Radiator. uPVC double glazed window. Coved ceiling.

#### Conservatory – 3.38m x 2.24m (11'1" x 7'4")

uPVC double glazed. Laminate flooring. Double doors to the rear garden.

#### Wet Room and WC

Shower area with fitted shower. Pedestal wash-hand basin. Low level WC. Partly tiled walls. Extractor fan. Coved ceiling. Radiator. uPVC double glazed window.

#### OUTSIDE

The property stands within a level plot, which is predominately laid to patio, with one side having two flower beds and a paved area with a garden pond and waterfall feature. There are outside power points.

To the rear, is an area laid to gravel which sweeps back around to the other side of the property, which there is again, an area laid to patio and gravel. There is outside lighting and outside tap. In addition, there is under house storage, a detached garage with power and light plus off road parking.

#### AGENTS NOTE

Council Tax Band: 'A'

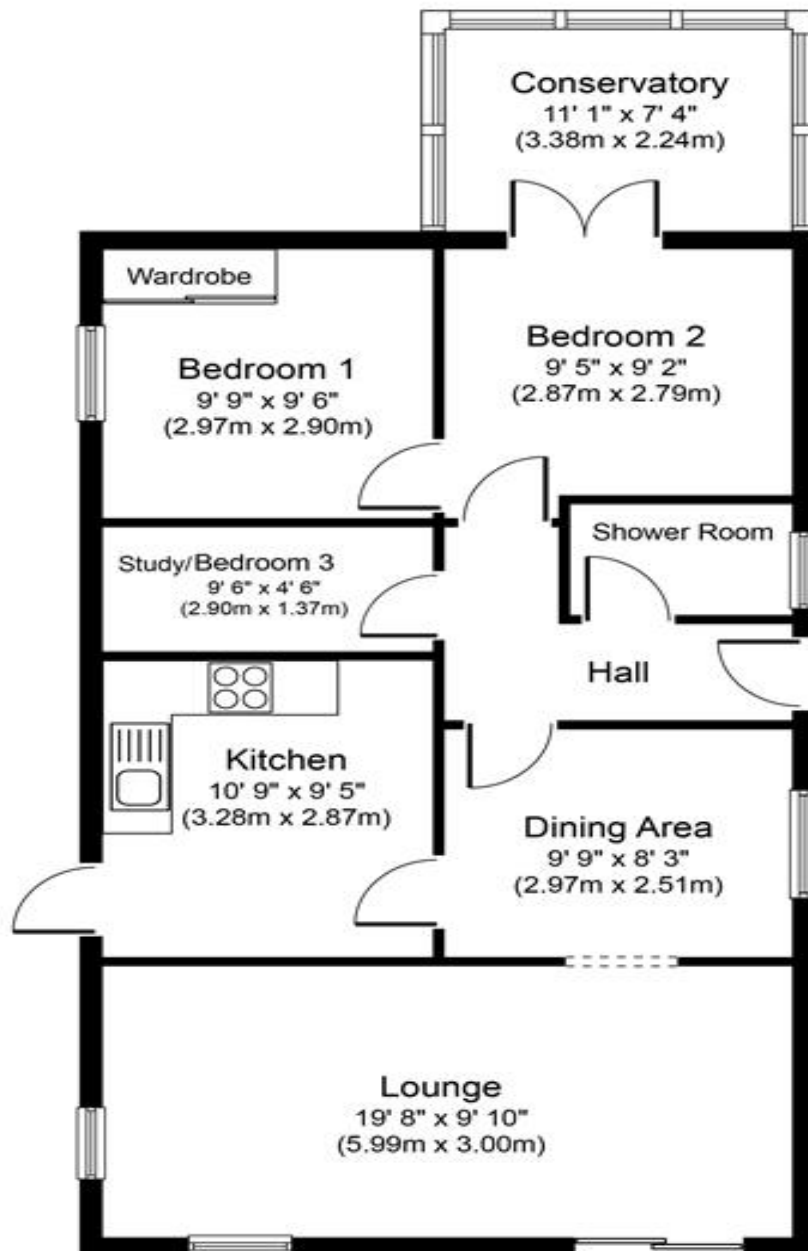
EPC: Exempt

Ground Rent: £144.55 per month

Age Restriction: Over 55's

Pets allowed





**Approximate Floor Area**  
**784 sq. ft.**  
**(72.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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