



A reverse level family home offering three/four bedrooms and one/two reception rooms set in a small and popular development within this delightful rural village, benefitting from a garage, parking and an enclosed rear garden where you can enjoy the peace and tranquillity of the surroundings.

12 Oxenpark Gate | Bridford | EX6 7RJ

**complete.**

thoroughly good property agents



PROPERTY TYPE

Reverse Level House



SIZE

1,004 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

3/4



RECEPTION ROOMS

1/2



BATHROOMS

2



WARMTH

Oil Fired Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

62 D



COUNCIL TAX BAND

D



### in a nutshell...

- Kitchen
- Sitting Room
- Dining Room/4th Bedroom
- 3 Further double Bedrooms
- Shower Room
- Bathroom
- Garage and Parking
- Enclosed Private Garden







## the details...

Step into the welcoming hallway, which provides access to two spacious double bedrooms, bedroom one has two windows to the front elevation. One of the bedrooms could be utilised as a second reception room if required. Completing this floor is a well-appointed shower room featuring a shower cubicle, pedestal wash basin, and low-level WC.

Stairs lead to the first floor where you'll find the remaining accommodation including the third bedroom and again a versatile room that could serve as the fourth bedroom or a dining room, depending on your needs.

The kitchen/diner is fitted with a range of light oak wall and base units, complemented by worktops and an inset sink with mixer tap. Integrated appliances include a dishwasher, fridge, freezer, oven, and hob with extractor hood above. A wall-mounted oil-fired boiler supplies the central heating and hot water system. There is also space for a washing machine, and a door provides access to the rear garden.

The bright and airy sitting room enjoys natural light from two front-facing windows and features a charming wood-burning stove – an inviting focal point, especially during the colder months. Completing the accommodation is a stylish bathroom room with a panelled bath, pedestal wash basin, and low-level WC.

Outside, the enclosed garden is mainly laid to lawn, a private space to enjoy a family barbecue or to just sit and relax at the end of a busy day. The single garage is equipped with power and light, to the front of which is a driveway providing off-road parking.

Services: Mains Water, Electricity and Oil Central Heating

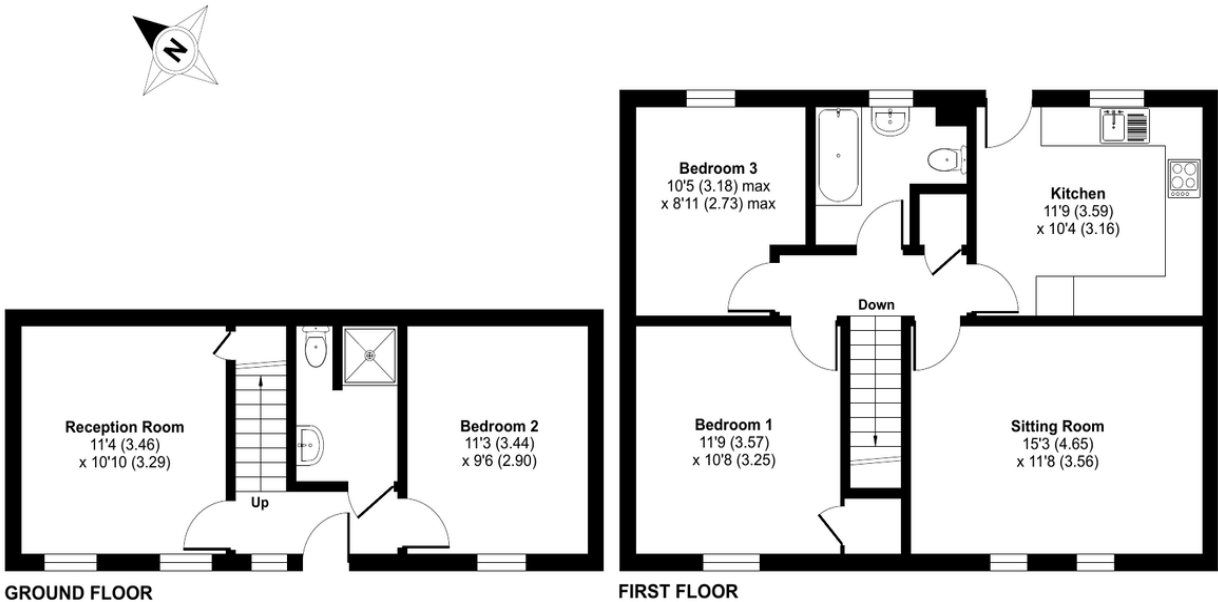
Broadband and Mobile Signal - Please visit  
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Oxenpark Gate, Bridford, Exeter, EX6

Approximate Area = 1004 sq ft / 93.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1276234



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## the location...

Set within the Dartmoor National Park, Bridford is a popular village with a strong sense of community within the beautiful rolling countryside of the Teign Valley. Within the village there is a popular local pub, The Bridford Inn, a church and the village offers excellent access to the local green lanes and bridle paths, making for good walking and riding etc. The Cathedral city of Exeter is just over 10-miles away with its red-brick University, fine dining, the Princesshay shopping centre and a good range of public and private schools. Exeter also has a mainline rail link to London Paddington.

### Shopping

Christow Community Shop: 1.9miles

Town: Bovey Tracey 6.4 miles

City: Exeter 9.2 miles

Supermarket: Tesco Express 7 miles

### Relaxing

Beach: Teignmouth 15.7 miles

Village pub: The Bridford Inn 0.2 mile

Becky Falls: 10 miles

Haytor, Dartmoor: 10.5 miles

### Travel

Bus Stop: Pound Lane approx. 500 ft.

Train Station: Newton Abbot 13 miles

Airport: Exeter 14.9 miles

### Schools

Christow Primary School: 1.7 miles

Doddiscombsleigh Primary School: 2.8 miles

West Exe School: 9 miles

Please check Google maps for exact distances and travel times.

Property postcode: **EX6 7RJ**

## How to get there...

From the A38 travelling towards Exeter take the turn off for Chudleigh and Teign Valley. At the end of the slip road turn left and then next right on the B3193 sign posted Trusham & Teign Valley. Keep on this road for approximately 6 miles then just after Teign Valley Nurseries, turn left onto Pound Lane, sign posted Bridford. On reaching the village turn right into Neadon Lane and then immediately right again into Oxenpark Gate.







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