



A bright and well-proportioned three-bedroom home offered with no onward chain. Situated in the highly sought after Teign Valley. Featuring a spacious sitting room, conservatory overlooking the rear garden, well-arranged kitchen with dining area, principle bedroom with en-suite, family bathroom, off-road parking and a private enclosed south facing rear garden with patio seating.

3 Caversham Close | Christow | EX6 7AS

**complete.**  
thoroughly good property agents

**PROPERTY TYPE**

Semi-Detached House

**SIZE**

1,074 sq ft



LOCATION  
Christow

**AGE**

Modern

**BEDROOMS**

3

**RECEPTION ROOMS**

2

**BATHROOMS**

2

**WARMTH**

LPG Central Heating

**PARKING**

Off Road Parking

**OUTSIDE SPACE**

Garden

**EPC RATING**

66 D

**COUNCIL TAX BAND**

C

**in a nutshell...**

- Spacious sitting room & Conservatory
- Well-arranged kitchen
- Three bedrooms
- Principle bedroom with en-suite shower room
- Modern family bathroom
- Downstairs WC
- Private enclosed rear garden
- Off-road parking
- NO ONWARD CHAIN
- Teign Valley





## the details...

On the ground floor, there is a good sized hallway then you are welcomed into a spacious sitting room filled with natural light, providing a comfortable space to relax. Double doors lead through to a delightful conservatory, which enjoys views over the rear garden and offers an additional reception area, perfect for dining or simply enjoying the outlook throughout the year. The kitchen is well arranged with ample fitted units, generous worktop space and room for appliances, with a separate dining area creating an ideal spot for family meals. Off the hallway you have a convenient WC and useful storage cupboard.

The first floor provides well-planned bedroom accommodation, ideal for families or those requiring flexible space. The main bedroom is a generous double room benefitting from plenty of natural light and the convenience of an en-suite shower room. There are two further bedrooms, including an additional well-proportioned double and a good-sized single room, which could also serve as a home office or nursery. The accommodation is completed by a spacious family bathroom, fitted with a modern white suite and attractive tiling throughout.

Externally, the property enjoys an attractive position with well-maintained outdoor space to both the front and rear. To the front, there is off-road parking and a small planted garden area providing a pleasant approach. To the rear, the private enclosed south facing garden is mainly laid to lawn with a patio seating area, ideal for outdoor dining and entertaining, bordered by established shrubs and planting for a good degree of privacy, along with useful side access.

**Christow** is a charming and highly regarded Devon village set within the beautiful Teign Valley, surrounded by rolling countryside and scenic woodland. The village offers a strong sense of community along with a popular local pub, village hall and church, while benefiting from easy access to the nearby towns of Exeter, Newton Abbot and the A30. With excellent walking routes and stunning rural views on the doorstep, Christow is an ideal location for those seeking a peaceful village lifestyle without being too far from modern amenities.



the floorplan...

### Approximate Gross Internal Area 1074 sq ft - 100 sq m

Ground Floor Area 594 sq ft - 55 sq m

First Floor Area 480 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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## the location...

Christow is an attractive village set high in the Teign Valley close to the Kennick and Tottiford reservoirs and has breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese all mined locally. It has a thriving community with a local Primary School, local pub, a Community Shop and Doctors Surgery.

### Shopping

Pint of milk: Christow Community Store 0.5 mile

Town centre: Bovey Tracey 8.3 miles

Supermarket: Lidl (Bovey Tracey) 8 miles

Exeter: 10.1 miles

### Relaxing

Beach: Teignmouth 14.4 miles

Park: Riverside Valley Park 10.2 miles

Golf Course: Stover 8 miles

### Travel

Bus stop: (Wet Lane) approx. 210 ft

Train station: Newton Abbot 10.9 miles

Airport: Exeter 16.8 miles

### Schools

Christow Community Primary School: 0.2 mile

Bovey Tracey School: 8.5 miles

South Dartmoor Community College: 13.8 miles

Stover: 9.5 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX6 7AS**

## how to get there...

Travelling from Plymouth to Exeter on the A38, take the junction signposted Chudleigh and Teign Valley. At the end of the slip road, turn left, then take the next right onto the A3193 Teign Valley Road. Continue on this road for approximately 5 miles. When you reach the first sign for Christow, ignore it and take the next left turn, signposted Christow and the Artichoke Inn. Follow this road past the church and continue until you pass the Artichoke Inn on your left. Bear right onto Village Road, then continue onto Wet Lane. Take the second left into Caversham Close, follow the road all the way round and the property can be found at the end on the right.





Need a more complete picture? Get in touch with your local branch...

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