



Church View Cottage

Drewsteignton, Exeter EX6 6QP

RENDELLS

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Asking Price £250,000

A bright and compact two bedroom cottage of character in the heart of this small Dartmoor village. Dating from the late 1880's it benefits from a 24ft garden/terrace, good first floor views and a woodburner in the Living Room/Kitchen. Offered with no upward chain.

- Character unlisted Cottage
- Two Bedrooms
- Living Room/Kitchen
- Night Storage Heating
- Level and private good sized garden/terrace to front
- Some first floor rural views
- Central village location
- No Upward Chain

Situation

Drewsteignton is a pretty village with thatched cottages centred around its square within the Dartmoor National Park. It is situated close to Dartmoor's north eastern slopes. The National Trust property of Castle Drogo, within the parish, is perched above the Teign Gorge with a beautiful stretch of the River Teign below at Fingle Bridge where a number of walks are available. The village has an active community and has The Drewe Arms community run public house and the 15th century Grade I listed Church which runs the local Shop from the church.

Despite the peaceful atmosphere there is easy access to the A30 dual carriageway running to Cornwall in the west and Exeter to the east which is only 13 miles away with links to both the motorway and rail networks. A bus service runs from Drewsteignton to both Exeter and the Dartmoor market town of Chagford, about four miles distant.

Description

Located just off the main square is this compact two bedroom cottage believed to date back to the late 1880's. It is of stone construction under a slate roof and once formed part of the adjoining building but has since been separated off to form a small charming cottage with a level garden/terrace. Although recently redecorated the cottage requires some internal works to complete its renewal.

Ideally located it should appeal to owner occupiers or to someone looking for a retreat within an historic Dartmoor area.

Accommodation

The barn-style front door opens straight into the Living Room/Kitchen, a bright room benefiting from high ceilings and some exposed timbers as well as a wood burner. From here a hallway leads to a modern shower room and a second bedroom/study. Stairs lead up to the first floor comprising the main bedroom with some built in storage and some attractive views of the surrounding countryside and nearby historic cottages.



Gardens and Outside

To the front of the cottage is a level paved area of garden (approx 7.4m x 7.2m) offering a relatively private outdoor seating area to enjoy. Small timber shed and a variety of plants and shrubs.

Services: Mains water, drainage, and electricity.

Local and Planning Authority: West Devon Borough Council & Dartmoor National Park Authority.

Council Tax: Band B—£1,855.05 for 2024/2025.

Energy Performance Certificate: F23 (see EPC chart)

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions:

From the main square in Drewsteignton and with your back to the church, turn left towards the small grass triangle and the red phone box. The cottage will be found on the right hand side up a small pathway just before the corner.

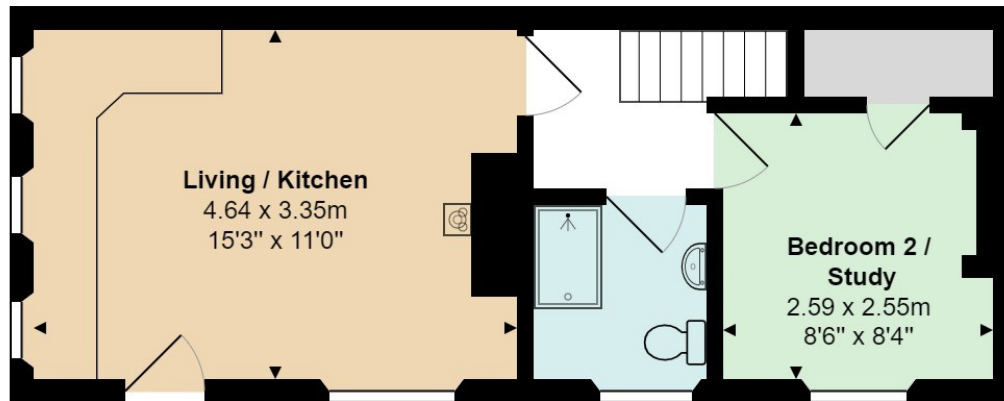
What3Words location: daylight.galloping.sushi

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



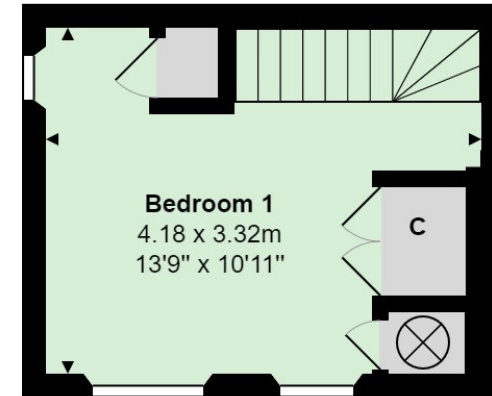


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Ground Floor

Area: 30.9 m² ... 332 ft²



First Floor

Area: 13.9 m² ... 149 ft²

Total Area: 44.7 m² ... 481 ft²

All measurements are approximate and for display purposes only

Consumer from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
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- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the

Protection



Rock House, Southcombe Street, Chagford, Devon

TQ13 8AX Tel: 01647 432277

E-mail: dartmoor@rendells.co.uk

www.rendells.co.uk

