



Church View Cottage, Drewsteignton, Devon, EX6 6QP
£199,950 Freehold

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- No onward chain
- Heart of Drewsteignton
- Private paved garden
- Two bedrooms
- Main reception room with kitchen
- Ground floor shower room
- Wood burner
- Electric heating
- Character home
- Within Dartmoor National Park

A charming two bedroom cottage set within the heart of the small Dartmoor village of Drewsteignton. This character home has a double bedroom upstairs and a ground floor bedroom. there is a ground floor shower room and a combined reception/kitchen/diner. The property has a private paved garden.

Drewsteignton is situated conveniently for easy access to the A30 which runs to Cornwall to the west and Exeter to the east which is only 13 miles away and also gives access to the wider motorway/rail networks. A local bus service links Drewsteignton to the market town of Chagford (4 miles) and Exeter.





Upon arrival in this lovely village you will find Church View Cottage situated just off the main square where you will also find the community run public house The Drew Arms, the beautiful 15th century Grade I listed church and a locally run shop.

A pedestrian path leads you to the gated entrance into this property. Once through the gate there is the private front garden offering plenty of space for entertaining during the summer months with mature shrubs and bushes to aid its privacy and a small timber shed.

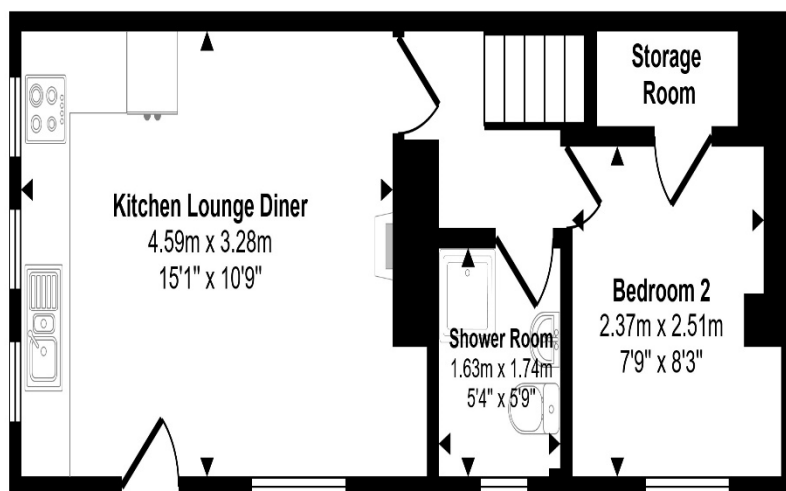
Once through the main entrance you are greeted by the kitchen/reception room with a wood burner for those chilly winter nights. The kitchen area has an array of storage cupboards with a work top over. There is a built in oven, a four ring electric hob and a built in dishwasher. There is space for an under counter fridge/freezer and a washing machine. From this room there is a door to the inner hallway where there is a door to the ground floor shower room and bedroom two which overlooks the garden and has a large walk in storage cupboard.

Upstairs there is the main double bedroom with a triple aspect and lovely countryside and village views. There is a built in wardrobe with drawers and the hot water cylinder. There is a further storage cupboard over the stairs.

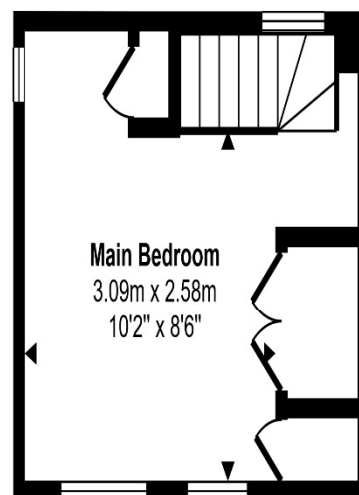
This characterful property is an ideal purchase for a first time buyer, investment buyer or as weekend retreat!



Approx Gross Internal Area
45 sq m / 480 sq ft



Ground Floor
Approx 31 sq m / 334 sq ft



First Floor
Approx 14 sq m / 147 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	