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properties

3 Churchgate Cottages
Drewsteignton, Devon EX6 6QU

£450,000 Freehold



The Property

3 Churchgate Cottages has just been rethatched and is a classic character cottage presented in good condition throughout. It is an end terrace home with a cottage garden to the rear and a small yard at the front with a large garden shed. The property has a spacious kitchen/dining room with an oak floor, a sitting room with big stone fireplace and a utility room/rear lobby on the ground floor. Upstairs there is a landing, shower room, a main double bedroom with ensuite bathroom and a second double bedroom. It has wooden double glazed windows throughout and oil fired central heating to radiators. This cottage is charming and full of character in a lovely quiet setting and in a sought after village. Fowlers strongly recommend viewing this property.

Situation

Located just a short level walk from the village square where there is an excellent pub. This is an off-road location with pedestrian access along the front of the terrace to No.3 at the far end which is a nice quiet spot. Drewsteignton is surrounded by countryside walk and is set just above the Teign valley where there are excellent riverside walks and a riverside pub. Nearby Chagford, which is 5 miles away, offers a wide variety of day to day and specialist shops, a Primary school, pre-school and Montessori, a library and surgeries for doctor, dentist and vet. The A30 dual carriageway is about 5miles and Exeter is approximately 15 miles away.

Services

Mains water, drainage and electricity. There is a 750 litre oil tank partly concealed by a trellis with climbing plants.

Council tax band

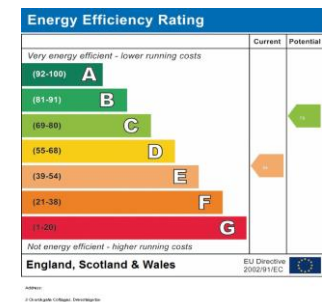
Band C

Directions

What Three Words: unite.collected.duck

From the village square walk through the lychgate and along the front of the church through the churchyard to the gate way at the far end. Go through the gate and turn left and the Churchgate Terrace is in front of you. No.3 is the last cottage along the terrace and has a picket fence and gate into the front yard.

- A freshly thatched character end terrace cottage
- Cottage garden
- Farmhouse style kitchen
- Sitting room with stone fireplace
- First bedroom with ensuite bathroom
- Second double bedroom
- Shower room
- Oil fired central heating to radiators
- Wooden double glazed windows throughout
- Just a short walk to the Parish church and pub



Entrance

To the front of 3 Churchgate Cottage is a small yard with a picket fence and gate, raised planters, a shed built into the retaining wall and a canopy porch and exterior light sheltering the stable door which leads into the kitchen/dining room.

Kitchen/dining room

This is a spacious cottage style room with an oak floor and exposed structural ceiling timbers, a large stone former fireplace with a mantel shelf, a built in cabinet and stone worktop and splashback. The kitchen cabinets are hand built by a local carpenter and have oak worktops with some worktop lighting, a single drainer stainless steel sink and chromed mixer tap and tiled splashbacks with matching ceramic tiled sills beneath the wooden double glazed window. There is space and power for a freestanding electric cooker and half size dishwasher adjacent to the Worcester floor mounted oil fired central heating boiler. A double panel radiator is fitted by the stable door entrance with a shelf and wall mounted cupboard above where the electric meter and consumer unit is located. Three wall light points are fitted. To the rear of the room is a second wooden double glazed window and there is a part glazed door to the rear lobby/utility room and a latched door to the sitting room.

Sitting room

A charming double aspect room with two wooden double glazed front windows, one of which has a window seat and the other a double cupboard, and a further matching rear window looking out to the garden. There is a large stone fireplace with brick paved hearth, an oak lintel and a mantel shelf. There are three wall light points, a double panel radiator, TV point and eight power points.

Utility lobby

A back door leads out to the rear garden and there is a double glazed window. The floor is laid to oak and plumbing has been installed for a washing machine. Fitted shelves are wall mounted and there is a pendant light point and hooks for coats.

First floor landing

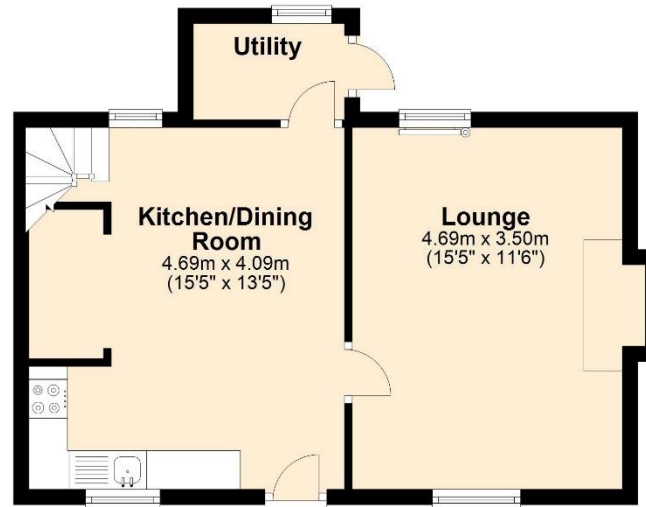
The turret staircase winds up to the landing which has an oak balustrade, two pendant light points, a wooden double glazed window to the rear, a single panel radiator, a loft access hatch and latched doors to all rooms.

Bedroom 2

A bright double room with a wooden double glazed window to the front, a fitted hanging rail and shelf, an exposed segment of a roof truss, a pendant light point and double panel radiator.

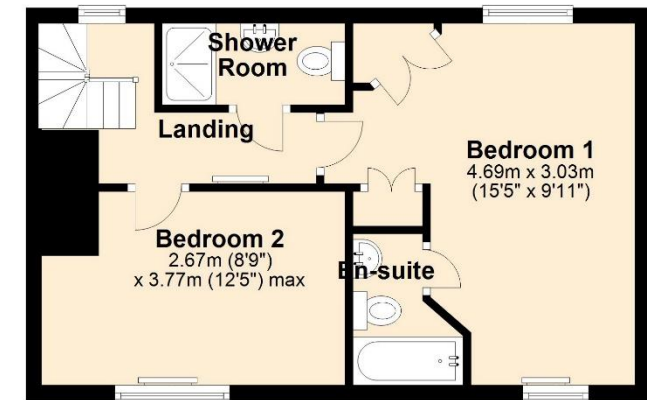
Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 sq. feet)

Shower room

This shower is clad in waterproof melamine with a stone effect finish and it has a fitted Mira electric shower unit and a glazed shower screen and door. A low level w.c. is wall mounted and a pedestal wash hand basin with a tiled splashback, light/shaver fitment and a toiletry shelf. An extractor fan and ceiling light are fitted.

Bedroom 1

This is a double aspect double room with wooden double glazed windows to the front and the rear overlooking the cottage garden. It has a high ceiling into the eaves with some exposed structural timberwork and there are oak lintels above the windows. An oak double wardrobe is fitted with a hanging rail and there is a built in airing cupboard with shelving and the switch for the immersion heater which is in the loft. The room has a double panel radiator, six power points and a latched door to the ensuite bathroom.

Ensuite bathroom

Fitted with a white suite comprising a cast iron bath with a shower/mixer tap and tiled splashbacks, a pedestal wash hand basin with a tiled splashbacks, toiletry shelf and a shaver/light above and a low level w.c. A double panel radiator is fitted, a ceiling light point and an extractor fan.

Rear garden

The cottage garden is about 31' deep (9.44m). It is reached by a pedestrian path from the front and along the side of the cottage which leads to a patio area and a slightly raised lawn with stone bounded borders and shrubberies with mature flowering plants and shrubs. It is a pretty garden and faces west along one boundary into the summer evening sun. The neighbouring cottage has a pedestrian right of access across 3 Churchgate Cottages and into its own garden.

Shed

This is a partly subterranean shed with a stable door front and a corrugated metal roof. It has power and light.



VIEWING BY APPOINTMENT ONLY

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