



Teign View



# Teign View

Lower Ashton, Exeter, Devon, EX6 7QN

Exeter (11 miles) A38 (9 miles)

A beautifully positioned residential bungalow located in a popular but quiet Devon village within easy reach of Exeter.

- NO ONWARD CHAIN
- Quiet village location
- Garage and off street parking
- In a conservation area
- Freehold
- Two bedroom bungalow
- Beautiful gardens
- Within easy reach of Exeter
- EPC -E
- Council tax band - C

## Offers In Excess Of £350,000

### SITUATION

This delightful bungalow is situated in the sought-after and pretty village of Lower Ashton within the Teign Valley, and offers various amenities including a Parish church, Village Hall and a highly regarded village Inn. The Manor Inn serves up delicious food where diners will drive from miles around to visit. The village is on the eastern fringe of the Dartmoor National Park and combines the attractions of the natural beauty of Dartmoor with the convenience of accessibility to Exeter (11 miles). The A38 (9 miles) links up with the M5 at Exeter and the A30 for Cornwall. Exeter and Newton Abbot provide links to the mainline railway to London Paddington and Exeter International Airport. Within the valley there are a number of other popular villages, the best known and largest of which is Christow which provides a surgery/health centre, church, a village school and modern community hall, hosting a variety of regular activities.

There is an abundance of scenic walking, cycling and riding opportunities in the surrounding countryside with walking and cycling tracks at Haldon just a couple of miles away. The river Teign and the nearby Kennick Reservoirs provide excellent fishing, several local cricket clubs and sailing and kayaking along the South Devon coast and rivers.



## DESCRIPTION

Teign View is a delightful and well maintained 2 bedroom residential bungalow located off a quiet country lane in the centre of the village. The property, which in recent years has been used as a successful holiday let, provides spacious accommodation with two separate driveways, off street parking, an integral garage with potential for conversion (STP), a well presented front garden, and a larger private garden to the rear of the property with a summer house and patio.

## ACCOMMODATION

On entering the property you are greeted with a spacious entrance hallway. The south facing sitting room is to the left and is beautifully light with its dual aspect, including a large bay window overlooking the garden. Next to the sitting room is the kitchen/dining room, also south facing and overlooking the garden. Fully fitted kitchen units with freestanding electric cooker, fridge/freezer and washing machine, are all included in the sale and there is space for a dining table and chairs. A door leads out into a handy covered passageway, ideal for bikes/muddy boots and providing access to both the front and rear gardens and the garage. The opposite side of the entrance hallway are the two well appointed bedrooms, both either over looking the front or side garden. A generous sized, well fitted shower room completes the accommodation perfectly.

## GARDENS AND GARAGE

Nestled within a sizeable plot with two driveways, a garage to the front, and a lovely large garden to the rear offering a great deal of privacy. The area is beautifully kept with an array of pretty country cottage style flower beds and shrubs. An attractive summer house is at the bottom of the garden and a raised patio adjoining the property is the perfect spot to dine or simply sit and enjoy the peace and quiet and soak up the sunshine. The property also benefits from an under croft storage area and, subject to relevant planning permissions, Teign View could potentially be extended.

## SERVICES

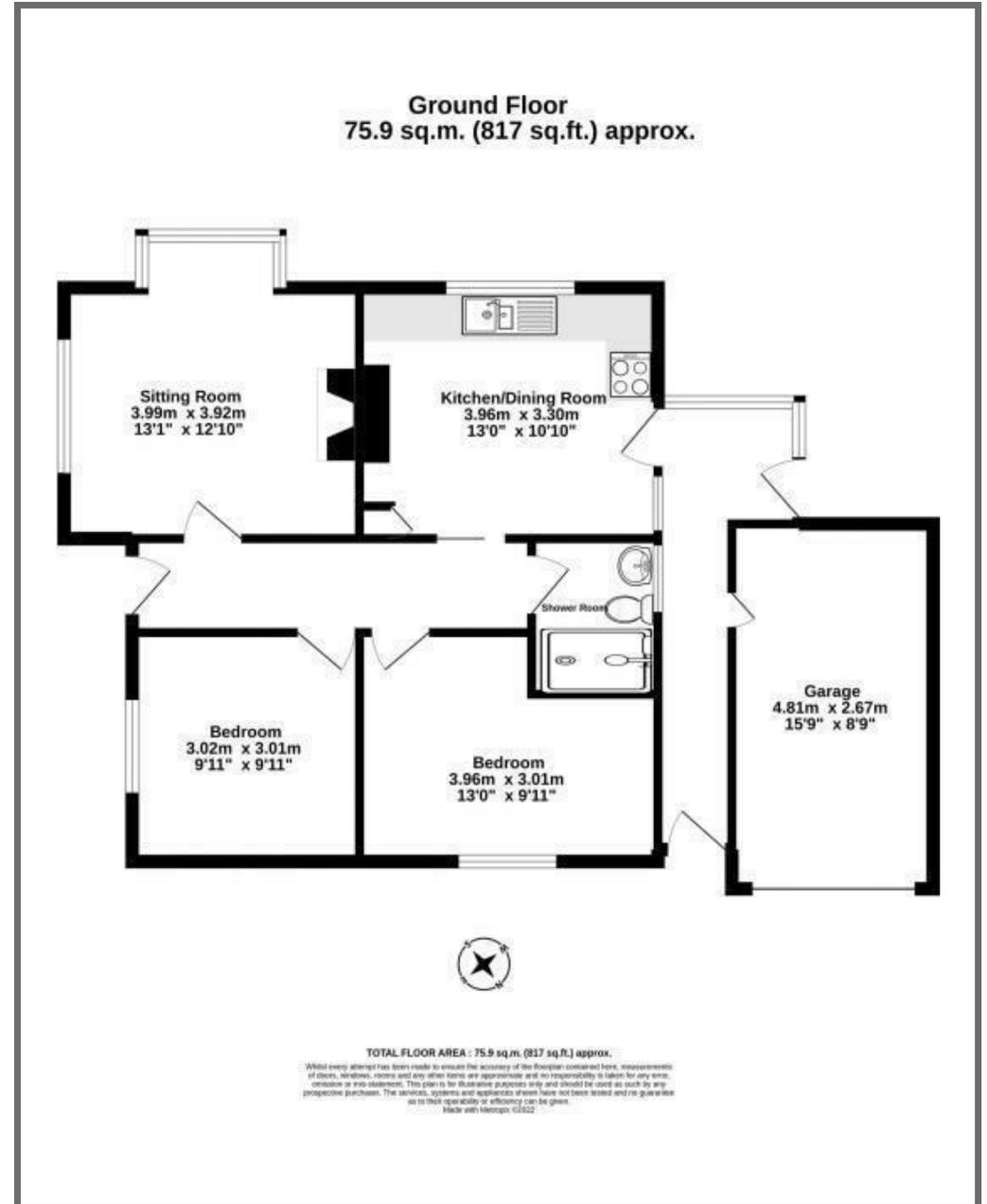
Mains electricity (night storage heaters), mains water and private drainage system. Landline telephone/broadband.

## DIRECTIONS

From Exeter, proceed south on the A38 leaving at the 2nd Chudleigh exit, signposted Teign Valley. Proceed over the A38 turning right onto the B3193, the Teign Valley Road. After approximately 3 miles you will arrive at the right hand turn to Lower Ashton. Carry on over the bridge and into the village and take the left turn immediately after the entrance to the The Manor Inn. After a short distance the bungalow will be on your left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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