



17 BUTTS CLOSE, BRIDFORD, DEVON EX6 7HW

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BRIDFORD • EXETER • EX6 7HW



Coming to the market for the first time since the mid-1960s, this three-bedroom home on the edge of Bridford offers a great renovation and refurbishment opportunity for those looking to put their own stamp on a property. Set in a superb end of terrace position with mature gardens, outbuildings and far-reaching views, this much-loved home is ready for a new chapter.

Benefitting from a PRC Certificate and offered with no onward chain, the property provides a fantastic opportunity to update, remodel and add value. Please note the Section 157 “Devon Rule” applies, meaning buyers must meet the local occupancy criteria.

This is a wonderful chance to create a bespoke home in a sought-after rural Devon setting.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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Welcome



A private path leads up to the property, past the mature front garden to the front door.

Head in to the hallway with stairs to one side leading to the first floor accommodation. The Living Room sits to the front with a large double glazed window offering a superb view across the adjacent playing fields, across the village and to Dartmoor beyond. There is an electric fire set in to the chimney breast.







The Kitchen/Dining Room is positioned to the rear of the property, with windows overlooking the garden and direct access via an external door. The room offers dining space at one end, while the fitted kitchen provides ample storage with cupboards and drawers, generous work surface area, and space for a freestanding cooker and fridge. The oil-fired boiler is also housed in this area.



To the FIRST FLOOR are three BEDROOMS. The main bedroom has a large window to the rear elevation with views across the garden and is of generous size. BEDROOM TWO has a window to the front elevation and offers built in storage. BEDROOM THREE also sits to the front offering ample natural light and both have far reaching countryside views.



There is a family bathroom fitted with a coloured suite comprising a panelled bath and wash hand basin together with a modesty glazed window. There is a separate WC.



Not to scale - For Identification purposes only

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The property is tucked away at the end of a quiet cul-de-sac, adjacent to the village playing fields. Enjoying a slightly elevated position, it benefits from lovely open views across the surrounding area.

The mature gardens are a real asset, offering charm, colour and a relaxing outdoor space with potential to further landscape. There is a sunny patio area to the side of the house which is a superb spot to sit and enjoy your morning coffee. An outbuilding/shed provides useful storage and could be adapted for a variety of purposes, depending on a buyer's needs. Whilst there is no private parking with the property, residents typically make use of on-street parking within the cul-de-sac or nearby.





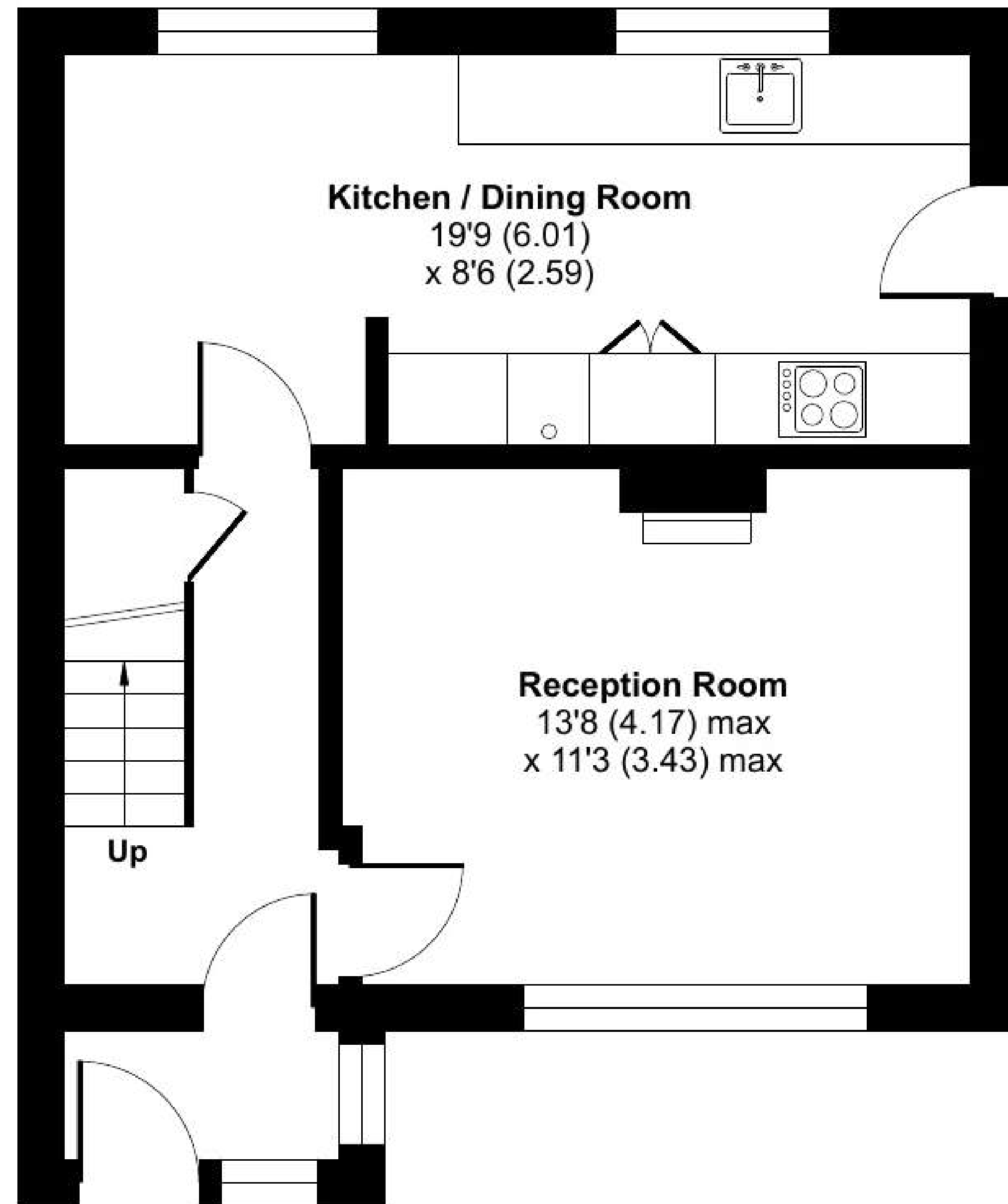
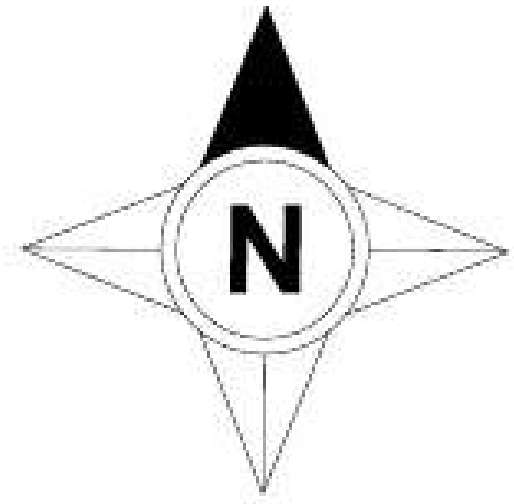
Butts Close, Bridford, Exeter, EX6

Approximate Area = 821 sq ft / 76.2 sq m

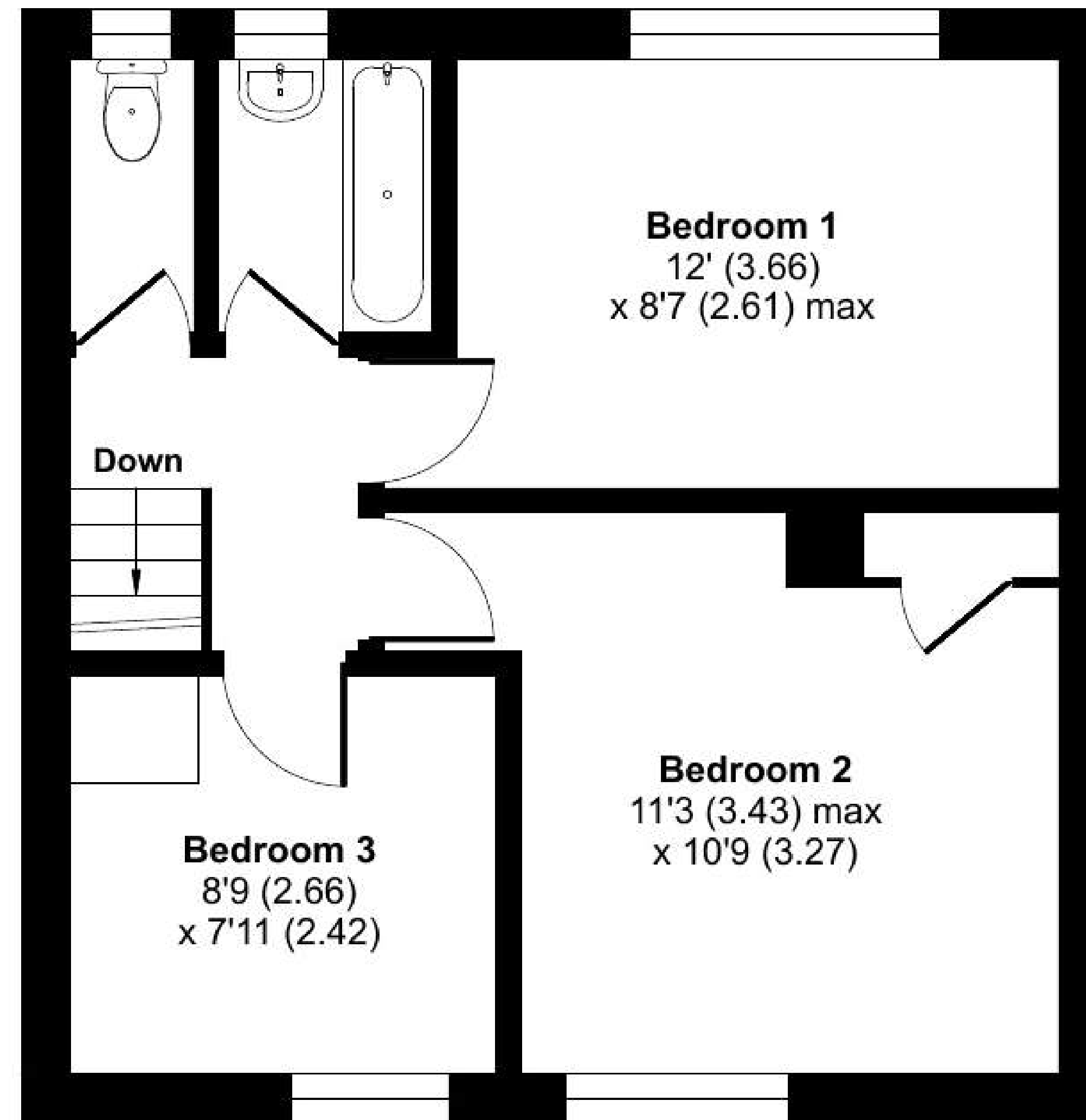
Outbuildings = 99 sq ft / 9.1 sq m

Total = 920 sq ft / 85.3 sq m

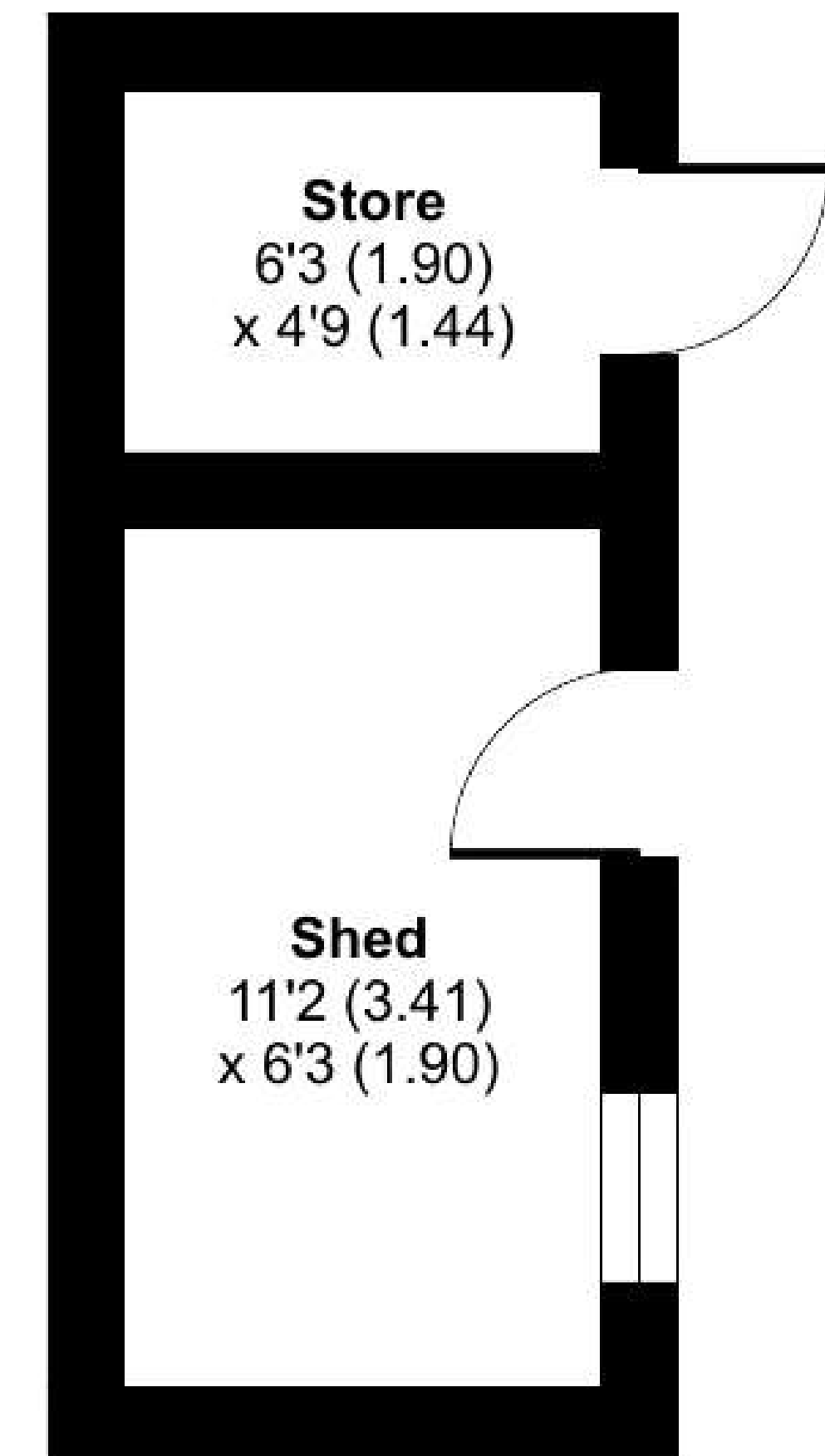
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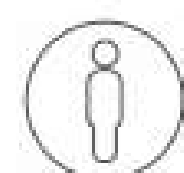
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1 / 2



Key Facts for Buyers

TENURE - Freehold - 3 Year Devon Occupancy Restrictions Apply.

Please note that this property is subject to a Section 157 (Devon Covenant) restriction:

- The purchaser must have lived or worked in Devon for the last three years or more immediately prior to purchase.
- This condition applies to future resales as well as this transaction.

This ensures that housing is retained for local residents and those with a strong connection to the county.

COUNCIL TAX BAND - A

EPC - E

SERVICES

The property has mains electricity, water and drainage. The property has oil fired central heating.

BROADBAND

Super Fast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[KEY FACTS FOR BUYERS - CLICK HERE](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The Dartmoor Office - 01364 652652

Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

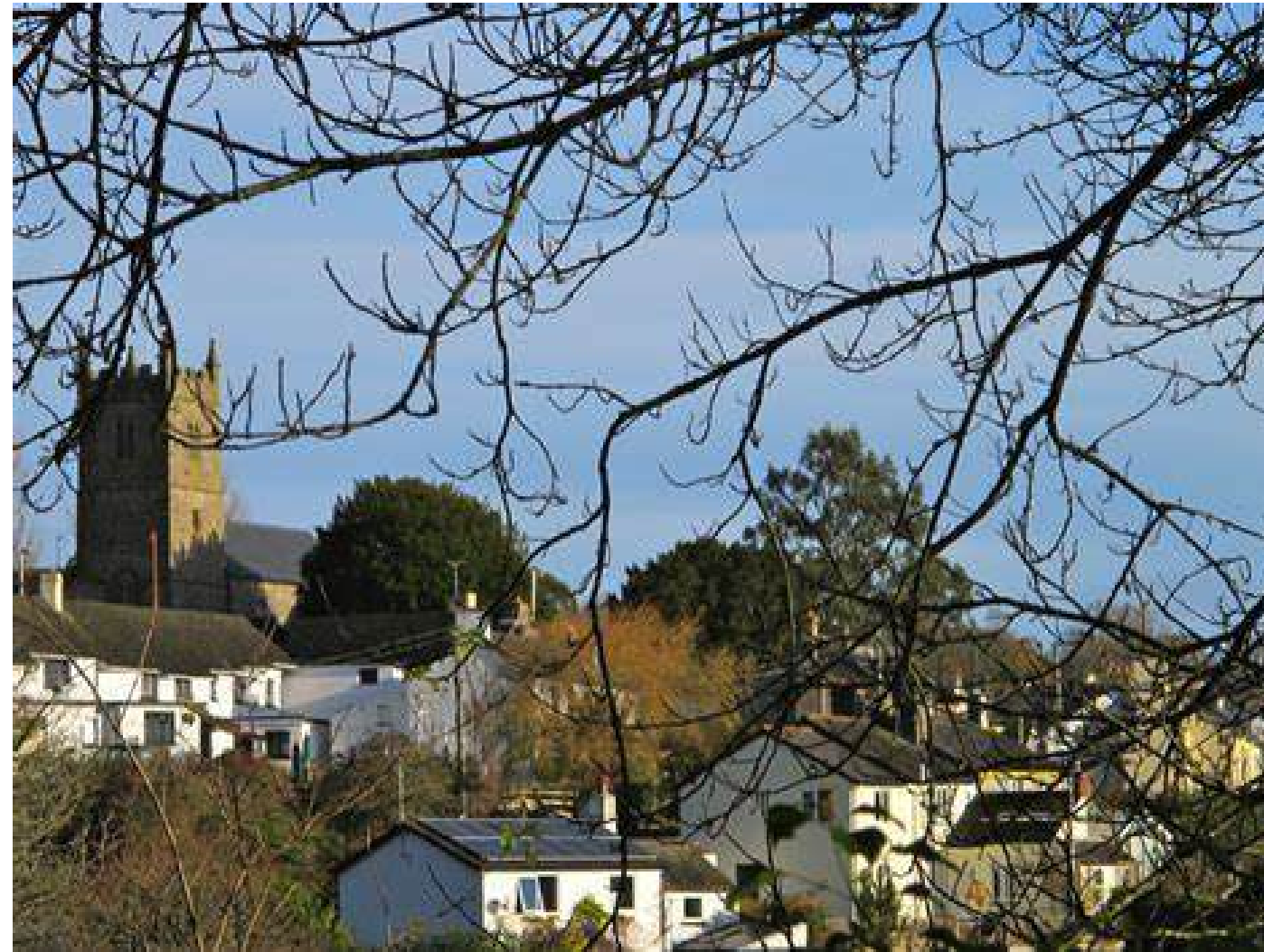
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About... Bridford

Bridford is a lovely, Devon village of about 500 people lying in the Teign Valley. The main part of the village sits on the Southern facing slope of a tributary of the Teign and at 1,100 feet above sea level it is the highest village in the Teign Valley. There is a village pub called the Bridford Inn, as well as a Church. The Post Office visits weekly and the doctor's surgery is open five days a week in neighbouring Christow. There is a children's play park, a village garden and a village hall.

Set in Dartmoor National Park and in the popular Teign Valley, the area is best known for its striking granite tors, steep wooded river valleys and heather covered moorland, offering a wide selection of recreational opportunities such as walking, cycling, riding and fishing on the River Dart and River Teign. Many of the region's finest beaches are also within easy driving distance.

Exeter St David's train station has direct links to London Paddington. There is also an international airport in Exeter. The A38 (Devon Expressway) provides good access to Plymouth, Exeter and the M5 motorway network. The A30 offers easy access to Okehampton and Cornwall.





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BRIDFORD • DEVON



SCAN ME
TO BOOK
A
VIEWING

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Email: hello@sawdyeandharris.co.uk

