



JASMARY COTTAGE
TRUSHAM



Tucked away in the heart of the Teign Valley village of Trusham, sits Jasmery Cottage - a beautiful three bedroom home brimming with features and style. A stunning Garden Room adds light and character to the space as well as overlooking the mature, terraced gardens.



JASMARY COTTAGE

TRUSHAM, DEVON

A38 1.1 miles, Newton Abbot 7.1 miles, Exeter 13 miles
(all distances and times are approximate)

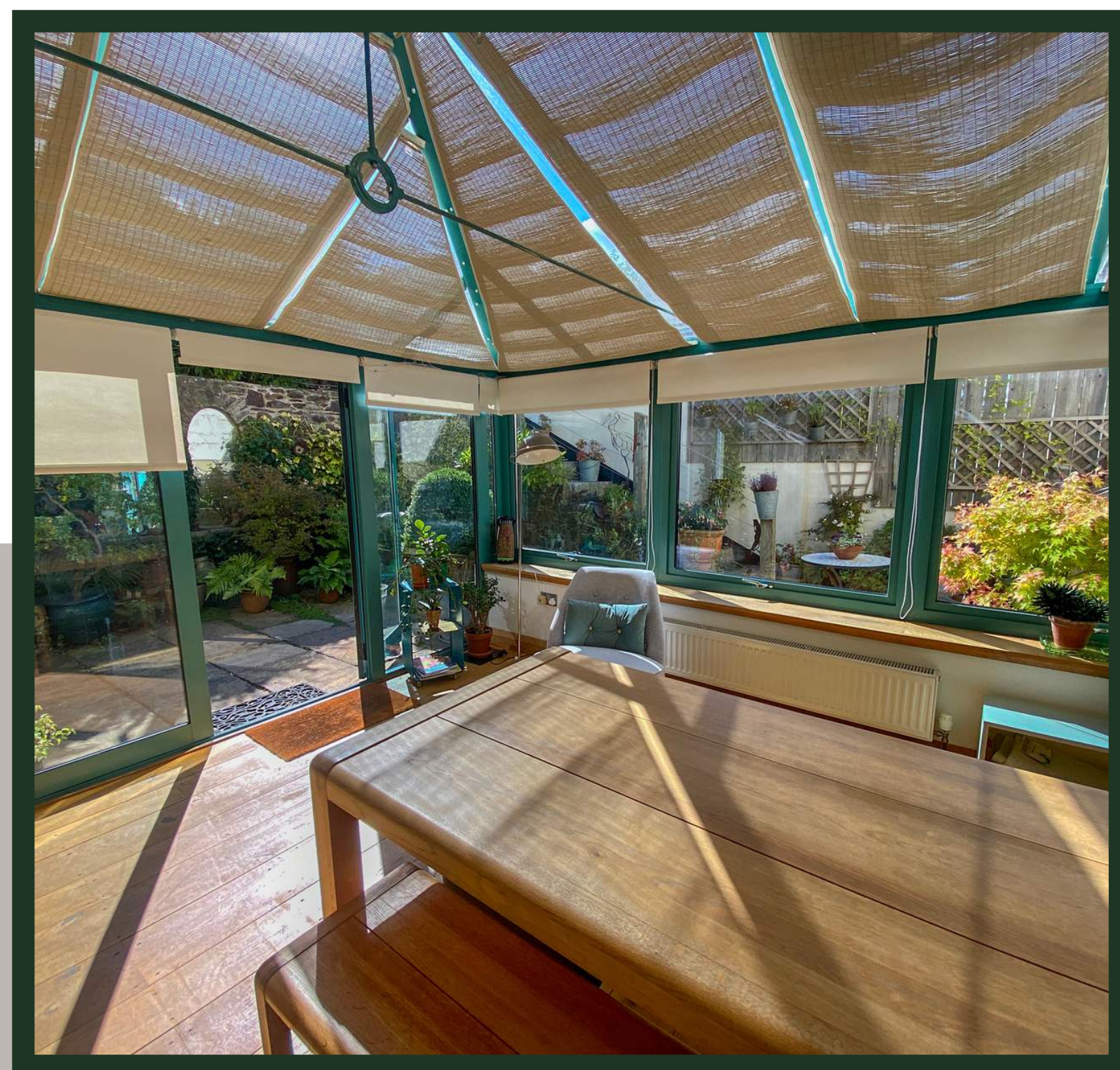
Lounge | Kitchen/Breakfast Room
Three Bedrooms - With Ensuite | Shower Room | Bathroom
Parking and Garage | Views
Mature Gardens | Summerhouse



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An impressive oak front door leads in to the ENTRANCE HALL with stairs turning to one side and tucked away WC. Oak flooring continues throughout the ground floor as you pass through to the LOUNGE. A lovely light room with double glazed windows to the front and rear and impressive fireplace with granite lintel and multi-fuel cast iron fire set on a slate hearth.





The Lounge opens to the KITCHEN/BREAKFAST ROOM making this a very social space and perfect for entertaining and family living. Wide steps lead up to the GARDEN ROOM which is beautifully light and warm and gives you a sense of the outside. Double French doors lead to a slate patio adjacent to the cottage.







To the first floor double glazed wood framed windows with oak cills overlook the front of the property. BEDROOM ONE site to the rear of the property with double glazed window affording a pleasant outlook across the garden. A door leads to the EN SUITE with double shower, close coupled WC and basin set in to vanity unit.



BEDROOM TWO also enjoys views across the rear garden with a Jack n Jill door leading to a SHOWER ROOM thereby giving the opportunity for a second En Suite if so desired. The SHOWER ROOM is fitted with a basin, WC and shower cubicle with folding screen door, open display shelving and window to the side.



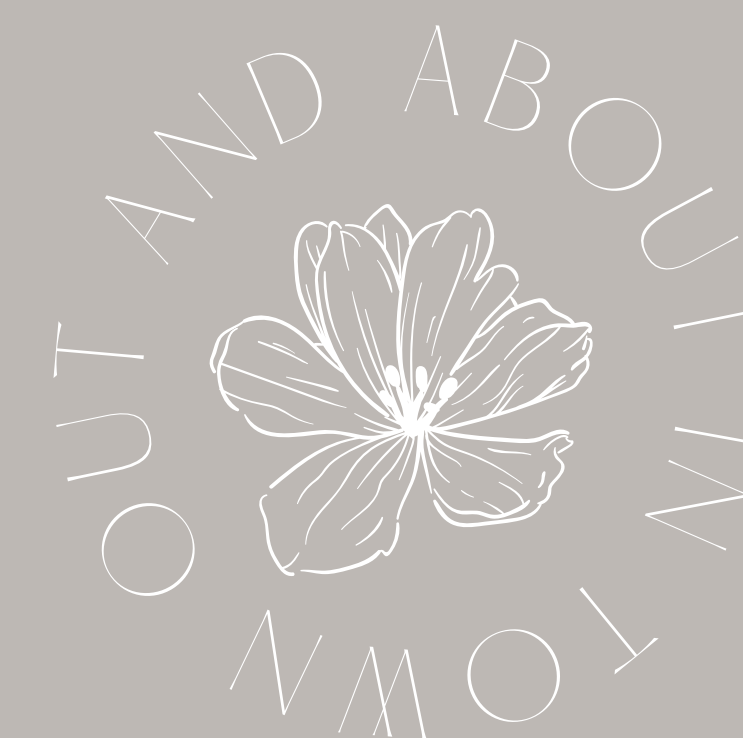
From the first floor the stairs lead up to the second floor landing where to one side sits a bright and light **DOUBLE BEDROOM** with Velux windows to the front and rear offering some fabulous views to the rear and to the front across the rooftops and Canon Teign Falls. To the other side sits a beautiful **BATHROOM** almost creating a self-contained suite on this level. A roll top claw footed bath, close coupled WC and basin set in to vanity add a sense of opulence to the room.



The private patio continues around the Garden Room and offers many areas to sit all designed to catch the sun throughout the day. Steps lead to one side of the garden leading you to the terraced seating area at the top of the garden with a private decked seating area, Summerhouse and garden shed. Well cared for and tended, the garden has an abundance of flowers, plants and shrubs.



TRUSHAM



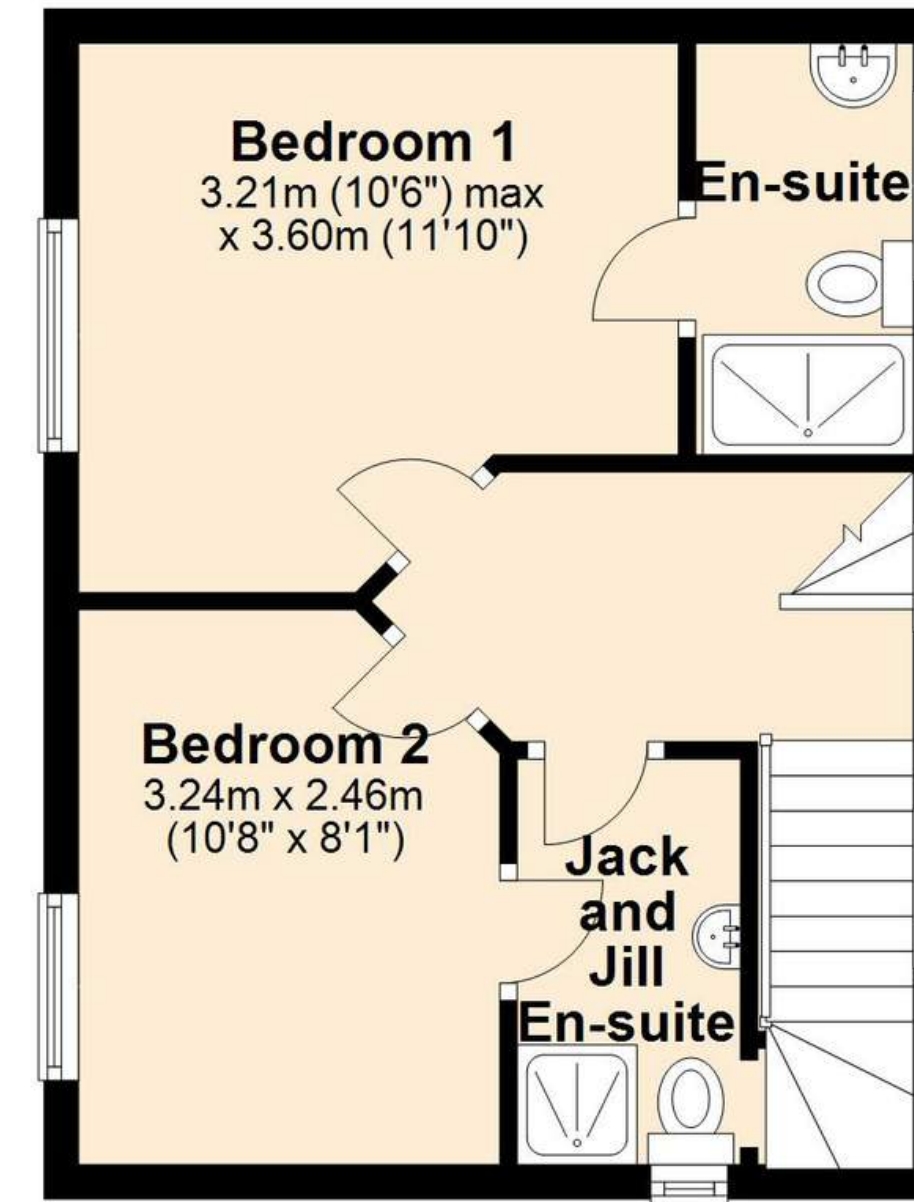
Trusham is a picturesque village located in the desirable Teign Valley which benefits from a village church, playground and the excellent Cridford Inn which is renowned as a gastro pub. Chudleigh approximately three miles away is the nearest town and has a number of restaurants, pubs and shops as well as two doctors surgeries. The property provides excellent access to Dartmoor National Park as well as Haldon Forest, both of which provide numerous outdoor activities. There are also a number of walks that can be accessed from the village and Teign Valley Golf Course is only a short distance away.

Access to the A38 arterial road is achieved in just over three miles which provides onward access to the other major roads of the county as well as the cathedral city of Exeter. The location is in an excellent school catchment area with a free school bus service.

Floorplans

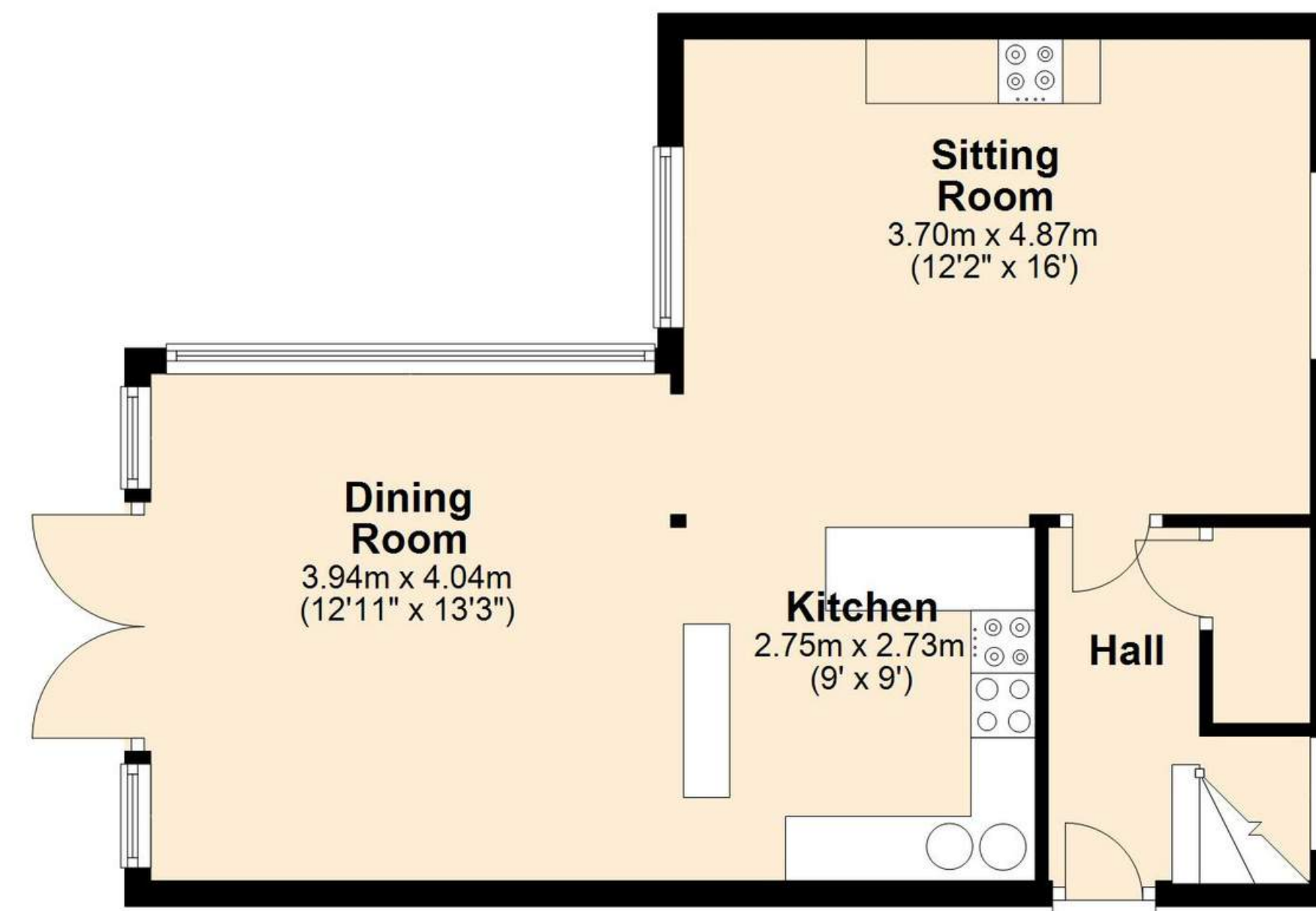
First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



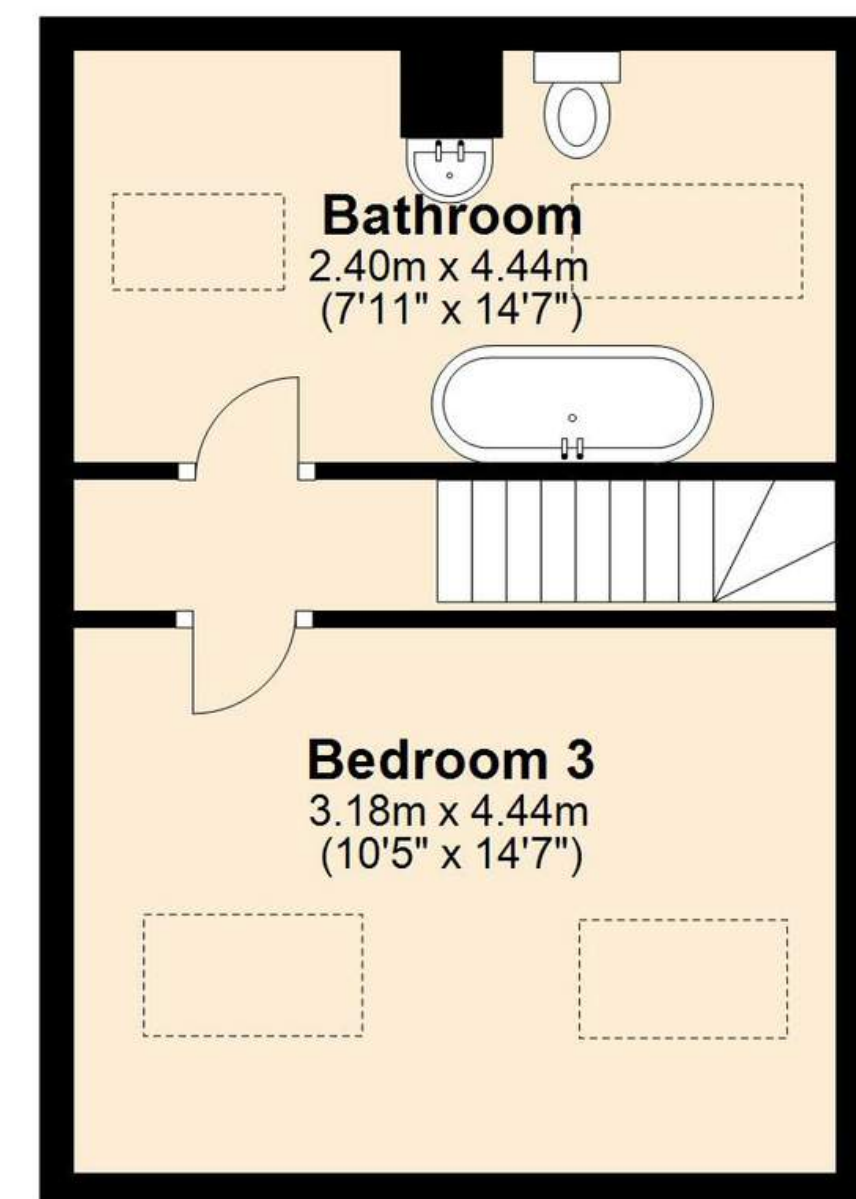
Ground Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 109.1 sq. metres (1174.1 sq. feet)

NB. Floor plans are for identification purposes only and are not to scale.

P A R K I N G

A short walk from the property there is a Garage with roller shutter door and undercroft parking space.

S E R V I C E S

Mains electricity, water and drainage. Oil fired central heating.

T E N U R E

Freehold - We understand there is a management charge for the parking and turning areas and each owner holds shares in the Management Company.

C O U N C I L T A X B A N D

Band D.

E P C - D .





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TRUSHAM
DEVON

To view this beautiful home simply call us on 01626 852666



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HARRIS
175 YEARS



PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

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 London & Country Mortgages. 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 £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.