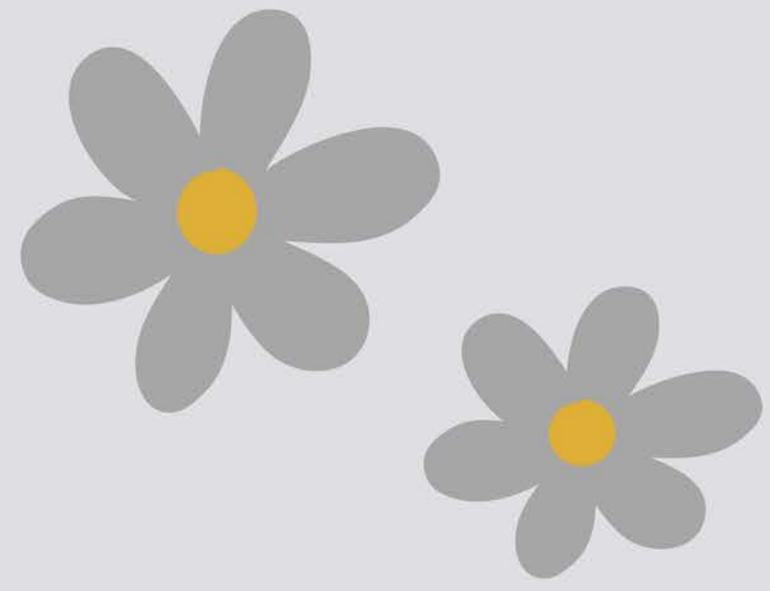
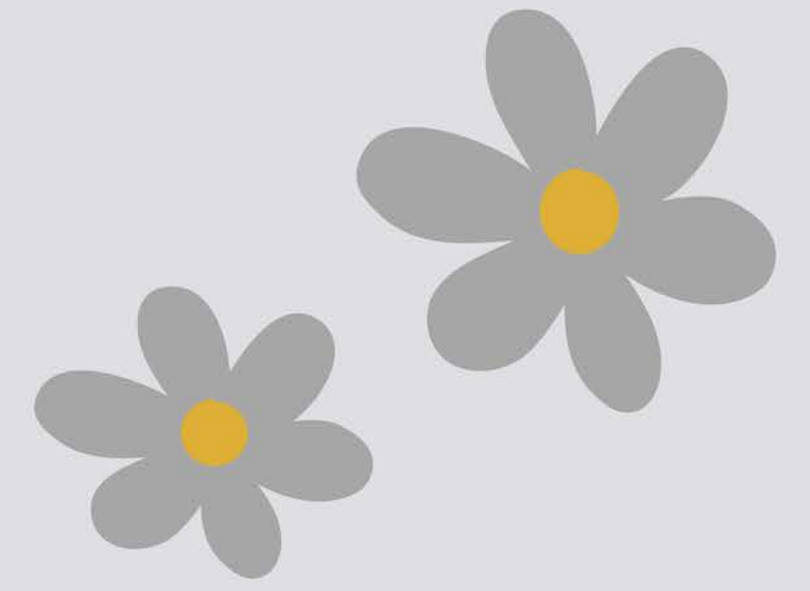




6 SCATTOR VIEW  
BRIDFORD



6 SCATTOR VIEW  
BRIDFORD, DEVON  
EX6 7JF



Set in an elevated, cul-de-sac position sits this much improved and upgraded two bedroom bungalow. Being South facing and offering some fabulous views this property is all ready to move in to and enjoy !

Lounge/ Kitchen/Dining Room

Two Bedrooms - One with Ensuite | Family Bathroom

Parking and Garage | Private Gardens



THE TEIGN VALLEY OFFICE

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Wrought Iron gates lead you to a parking area in front of the GARAGE and steps lead you up on one side taking you to the front door. The double glazed front door opens into the ENTRANCE PORCH where there is hanging space for coats to one side. A multi panned inner door leads you to the open plan LOUNGE/KITCHEN/DINING AREA - a lovely room with a large picture windows to the rear garden and to the front offering some fantastic views across the rooftops and to the countryside beyond.



The KITCHEN is the Heart of the Home.



x

The KITCHEN is fitted with a range of cream fronted wall and floor mounted cupboards with a wide timber work surface. There is space for a dishwasher, under counter fridge as well as being fitted with a Hoover electric oven and Belling induction hob with extractor over. There is a single sink with drainer and swan neck mixer taps and a lovely big window overlooking the rear garden, A stable style double glazed door leads to the rear garden.





Head through to the bedrooms and at the far end is the large MAIN BEDROOM - again with a double glazed window to the front elevation with some lovely views. Patio doors lead out to the rear decked seating area and gardens. A well finished EN SUITE adjoins and is fitted with a chrome framed shower cubicle with electric shower over, pedestal wash hand basin, WC and chrome effect ladder radiator. A modesty glazed window sits to one side. BEDROOM TWO has a lovely outlook, again with double glazed window to the front elevation.



The FAMILY BATHROOM is fitted with a large walk in shower cubicle with waterfall shower over and separate hand held attachment, pedestal wash hand basin and WC with dual flush. There is a modesty glazed window to the rear.

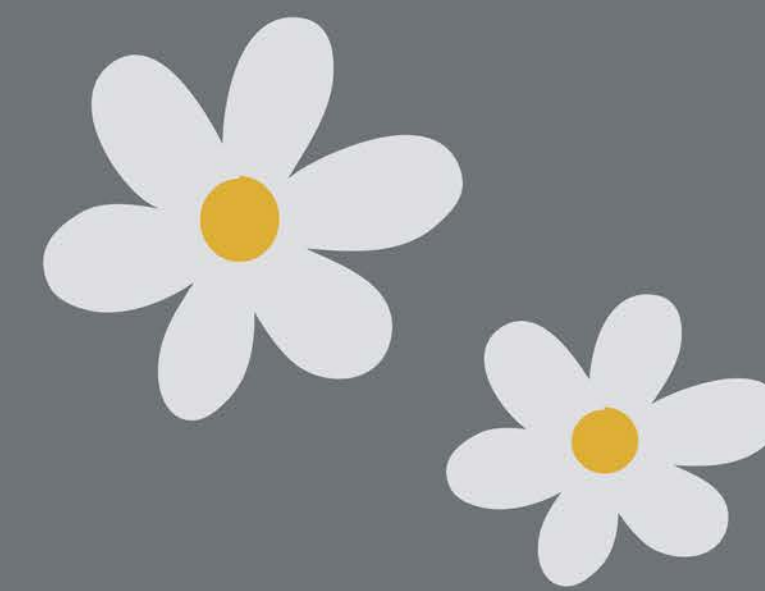






To the rear, the gardens are a delight. Interspersed with a wide variety of colourful shrubs and plants as well as productive vegetable growing area. There are also numerous seating and patio areas ideal for enjoying the last of the sun. There is also a decked patio area adjacent to the house. The front garden offer splendid views and are a colourful edge to the front steps. There is also a GARAGE with up an over door and parking to the front.





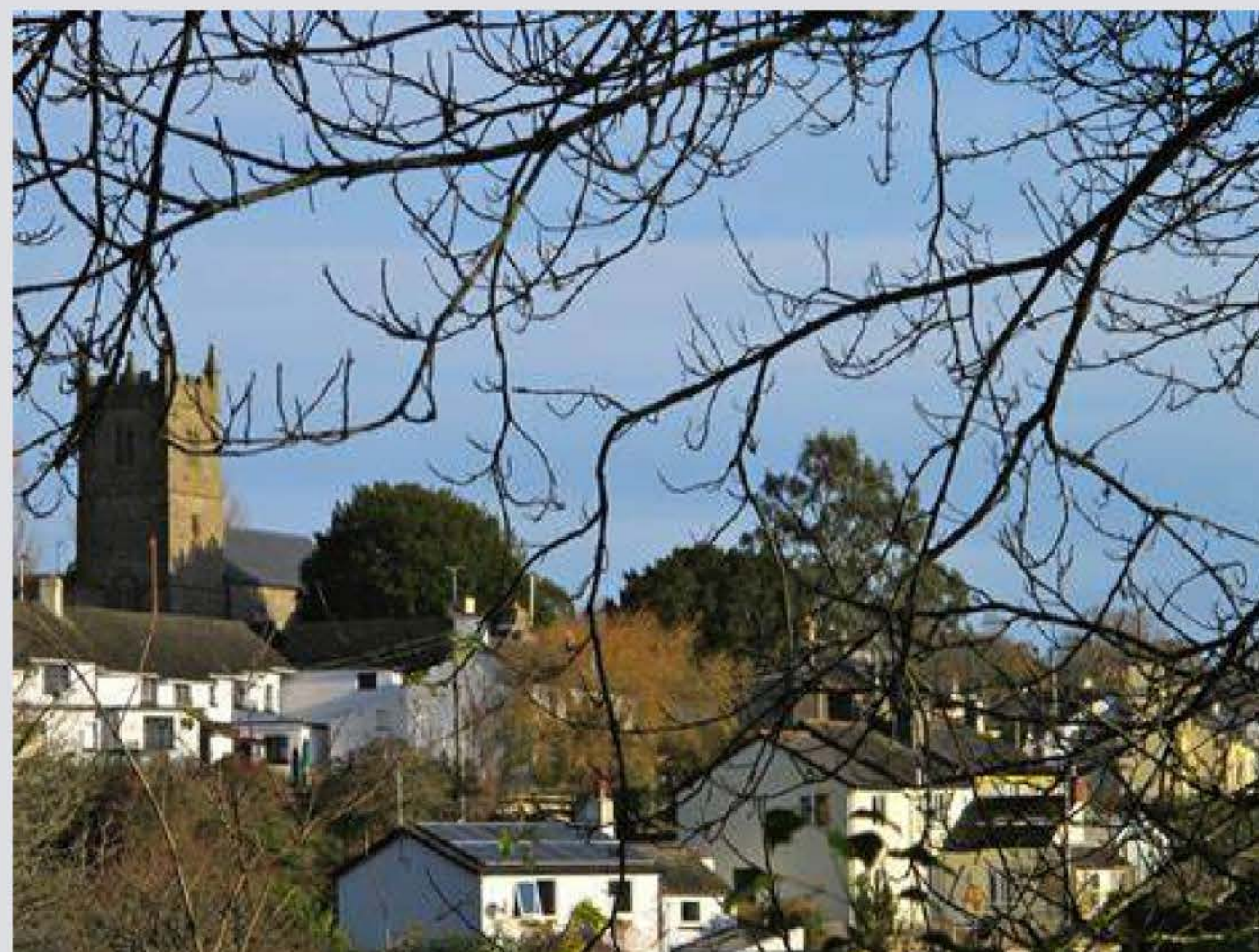


# About... Bridford

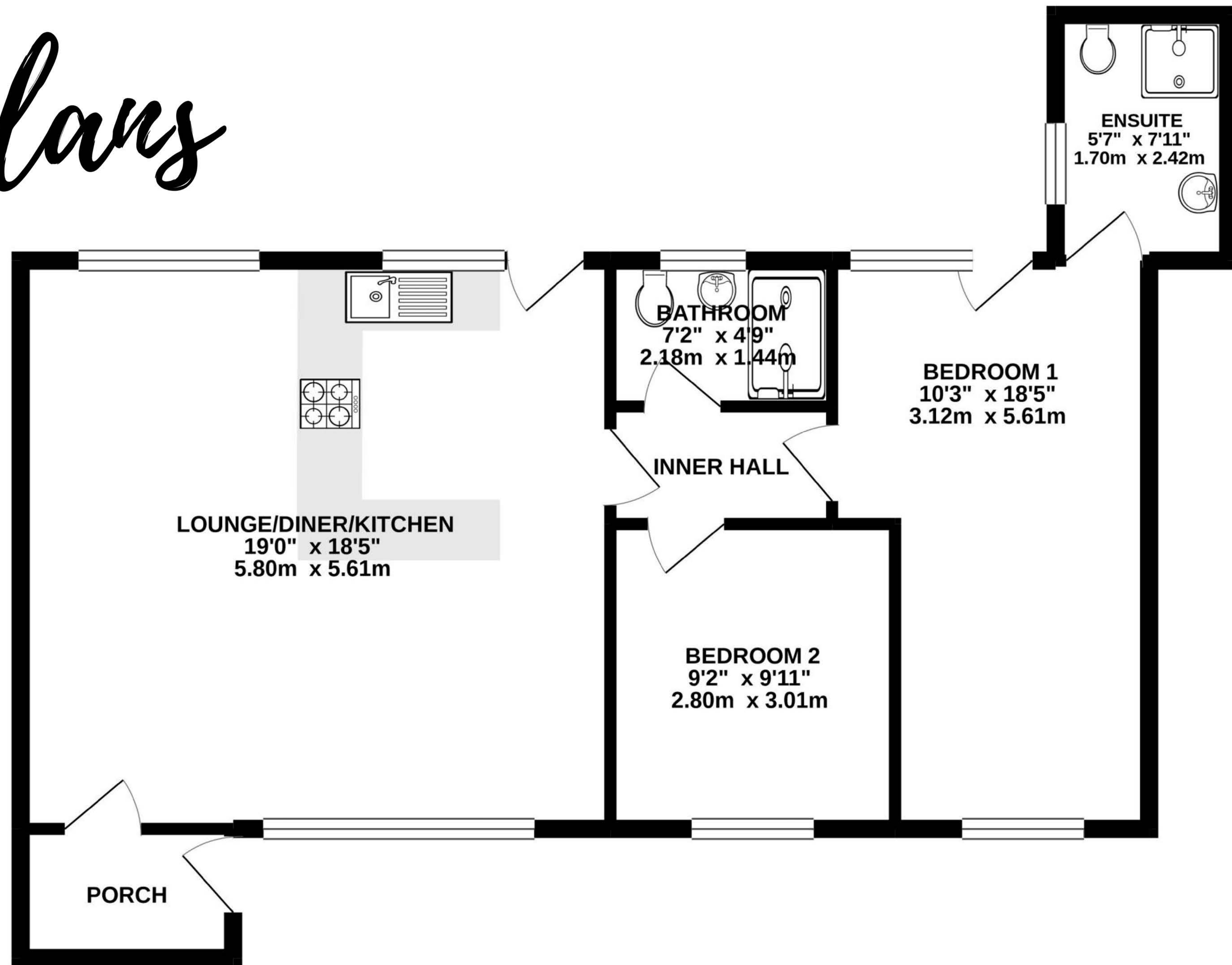
Bridford is a lovely, Devon village of about 500 people lying in the Teign Valley. The main part of the village sits on the Southern facing slope of a tributary of the Teign and at 1,100 feet above sea level it is the highest village in the Teign Valley. There is a village pub called the Bridford Inn, 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.



# Floorplans



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



## The Little Details...

- Two Bedrooms
- Living/Kitchen/Dining Room
  - Beautifully presented
    - Stunning views
  - Garage and Parking
    - Freehold
  - Council tax band D
    - EPC E
- All mains services connected
  - Oil fired central heating

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.

6 SCATTOR VIEW  
BRIDFORD  
DEVON



To view this lovely property simply call us on 01626 852666 or scan the QR code above.

