



ONE TEIGN
VILLAGE

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HENNOCK
TQ13 9QJ

A38 4.1 miles, Newton Abbot 8 miles, Exeter 12.9 miles
(all distances are approximate)

Entrance Porch | Lounge | Kitchen / Dining Room
Ground Floor Bathroom | Two Double Bedrooms | Shower Room
Enclosed Rear Garden | On Street Parking



THE TEIGN VALLEY OFFICE

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Sandwiched between Dartmoor's glorious countryside and the Teign Valley is this extended two-bedroom end-of-terrace house with a tranquil rear garden and on-street parking. Tucked away, yet a short stroll to Hennock or an easy commute to the A38 and M5.

Welcome

Entrance porch opens to the LOUNGE. With double glazed window to the front elevation. A sliding door leads to the KITCHEN / DINER.



The KITCHEN / DINER is a spacious area with a useful understairs cupboard, stairs to the first floor. There is space for a family table and chairs.

In the KITCHEN there are a range of wall and floor mounted units and laminate work surfaces with stainless steel sink. Built-in fridge, freezer, eye level oven and electric hob. Space for slimline dishwasher. Views over the garden. Door to outside.





A door leads to an inner hallway with wall mounted LP gas central heating boiler, and door to the ground floor BATHROOM.

Suite comprising: Panelled bath with electric shower over and folding shower screen, wash hand basin with vanity surround, cupboards and mirror with light. WC with concealed cistern.

On the first floor...

To the FIRST FLOOR there are TWO BEDROOMS. One BEDROOM offers built-in fitted wardrobes and has a view to the front elevation giving you the chance to wake up to the rolling mists and ever-changing views across the valley.





Leading off the landing is BEDROOM TWO, with useful dressing area which then opens up to the main room, with double glazed window to the side and a large sliding double glazed window to rear with 'Juliet' balcony, with views to the side, over the rear garden and allotments beyond.



The FAMILY SHOWER ROOM has a corner shower cubicle with electric shower. Wall mounted mirror, light/shaver point, pedestal hand basin and WC.



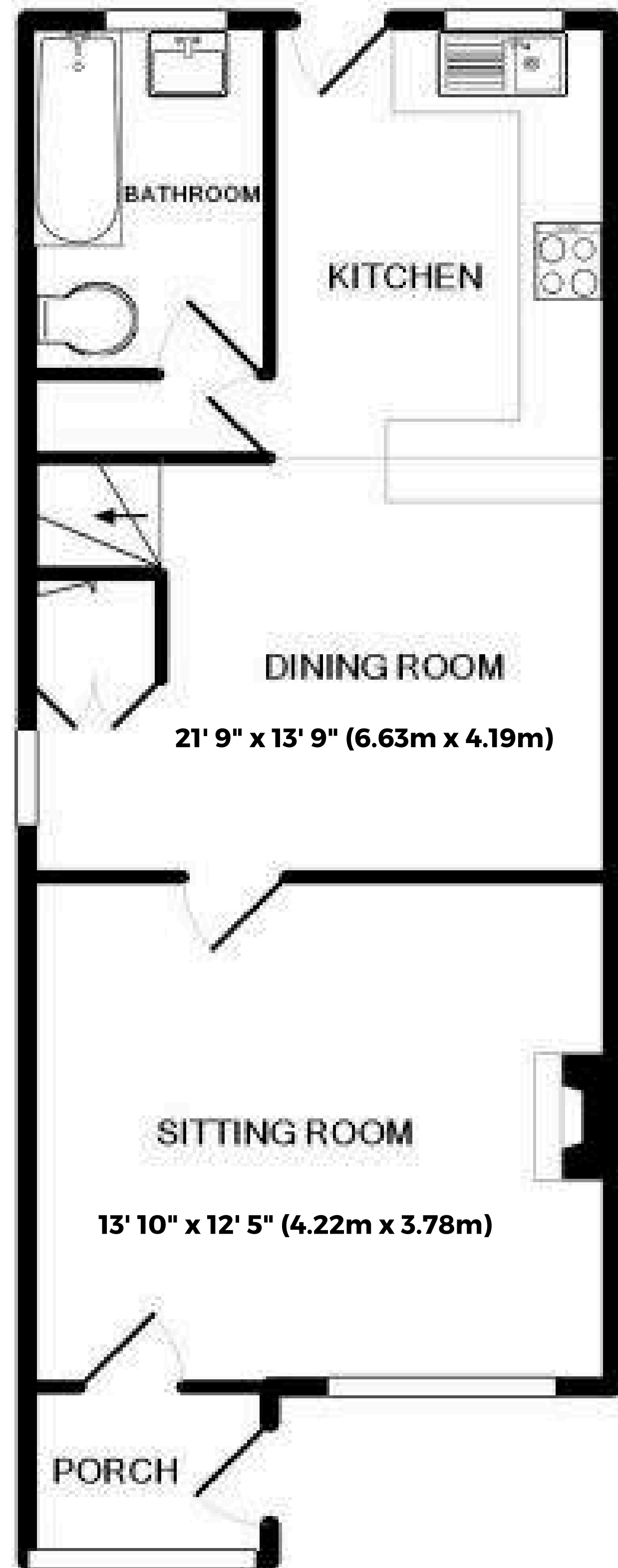
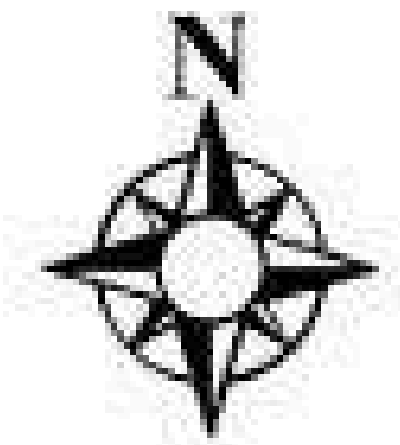
Outside...



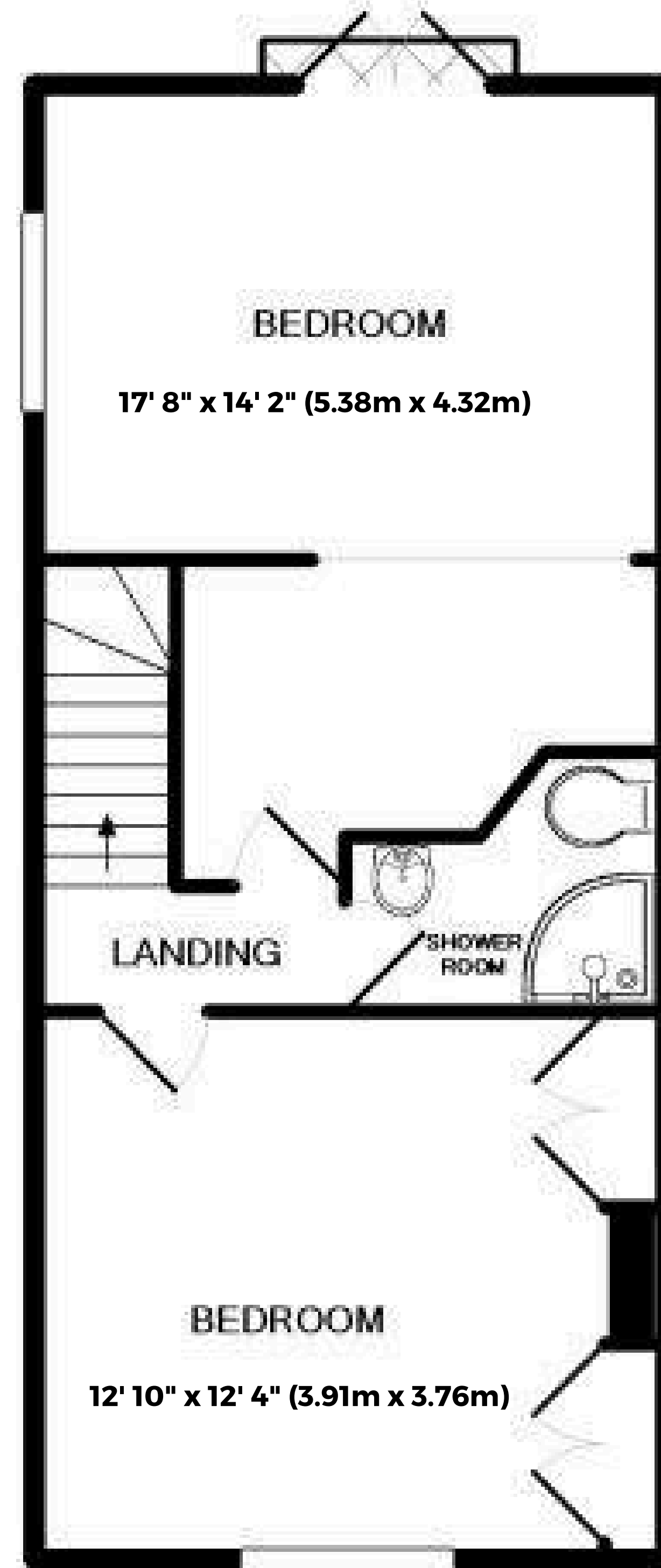
The REAR GARDEN is level with flagstone pathway and gravelled areas. Hardstanding area, ideal for table and chairs. Timber shed. Mature shrubs, flowerbeds and outside tap. Fenced boundaries with side gate. There is also a small walled FRONT GARDEN.



Floorplans



GROUND FLOOR



1ST FLOOR



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Key Facts for Buyers

SERVICES

The property has electric, mains and drainage connected. Bottled gas for central heating. Private shared water supply.

TENURE - Freehold

EPC - D

COUNCIL TAX BAND - B

BROADBAND

Superfast 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.

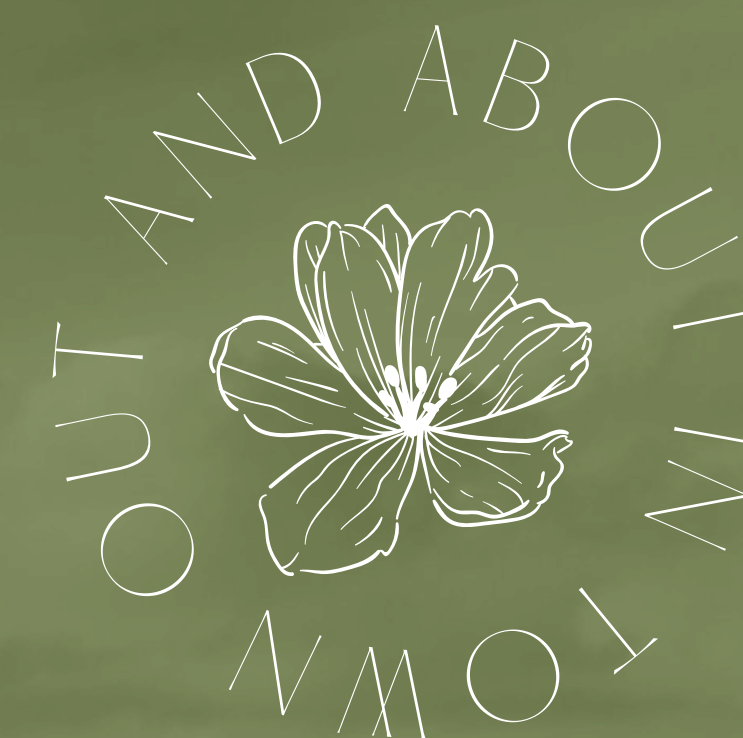
VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666 or email - chudleigh@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.

Details produced April 2024

THE AREA



Teign Village sits just below the popular village of Hennock. Hennock is a small Village situated 600 feet above sea level on the south side of the beautiful Teign Valley in Devon, England, it is reputed to have one of the best views in Devon. There is a primary school and popular pub as well as a village hall.

The village sits 3 miles west north west of Chudleigh, and the town offers a wealth of charm and community spirit, but has the atmosphere of a village. It is well served by a good range of shops, public houses, restaurants, church and primary school. Chudleigh is well located near the A38 which provides easy access to Plymouth, Exeter, Exeter Airport and the M5 motorway.



SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

