



Teign View Narrowbridge, Newton Abbot, TQ13 8DA

Guide Price £525,000

A substantial MID TERRACE HOUSE situated in a beautiful semi-rural location on the outskirts of Chagford overlooking the River Teign offering exceptionally well presented and spacious THREE BEDROOM accommodation including a Sitting Room, and a large Kitchen/Dining Room with PARKING, LARGE GARAGE/WORKSHOP AND GOOD SIZED ENCLOSED GARDEN

SITUATION

Teign View is situated in a quiet location just outside the popular Dartmoor town of Chagford at Narrowbridge just before the swimming pool overlooking the Teign Valley. It is a short drive to the centre of Chagford which benefits from a variety of shops as well as four pubs, some cafes and a restaurant. There is a primary school, pre-school and Montessori, a library and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and there are excellent sports facilities with a football and cricket pitch and pavilion, a tennis club, bowling club, a skate park and a children's play park. The A30 dual carriageway is approximately 5 miles away and Exeter is approximately 20 miles.

DESCRIPTION

Teign View is a substantial mid terrace house situated amongst three similar properties in a quiet location properties on the outskirts of Chagford before the Narrowbridge allowing lovely rural views. Internally the well presented accommodation is arranged over three floors and briefly comprises a Storm Porch, an Entrance Hall, a Sitting Room, large Kitchen/Dining Room on the ground floor, two double bedrooms and the bathroom on the first floor, as well as a Master Bedroom suite on the second floor including a dressing area and an En-suite Shower Room. Teign View also benefits from a wood burner in the Sitting Room and mains gas central heating throughout. Outside immediately to the front and rear of the property there are small concrete terraces creating lovely Summer Seating Areas, whilst just offset from the house is a garden, as well as a Garage and dedicated off-road parking. Teign View is available for immediate occupation.

ENTRANCE

From the shared path and terrace at the front, concrete steps lead up to the half glazed Front Door opening into the

STORM PORCH

with windows to the front and side, tiled floor and further half glazed door leading into the Entrance Hall. In one corner is the mains gas boiler providing domestic hot water and servicing the radiators.

ENTRANCE HALL

with door to the Sitting Room, coved ceiling, smoke alarm, radiator and ample coat hanging space.

SITTING ROOM

A good sized room with window to the front overlooking the neighbouring gardens with window seat below. On one side is the original granite fireplace with slate hearth and wooden mantle over housing a 'Woodwarm' multi-fuel stove. The Sitting Room also benefits from a coved ceiling, radiator, and fitted display shelving, whilst at the rear a door leads into the

KITCHEN/DINING ROOM

fitted with a range of contrasting units to two sides under a wood block worksurface with tiled splash backs including and incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap with space and plumbing for a dish washer and washing machine below. On the opposite side there is a 'Indesit' freestanding mains gas cooker with tiled splash backs fitted into a former fireplace recess with extractor hood over, set between a range of wall cupboards. The Kitchen also benefits from a further range of wall units as well as a space and point for a fridge/freezer, stained oak board floor, radiator, inset ceiling down lighters, smoke and carbon monoxide alarms, telephone point and an overhead cupboard housing the electric meters and fuse boxes. At one end a half glazed stable style back door leads out to the rear terrace with window to one side, whilst in one corner, easy turn stairs with display recess to one side and wooden hand rail to the other lead to the

FIRST FLOOR LANDING

with doors to Bedrooms 2 and 3 and the Bathroom, further stairs leading to the Second Floor Landing and radiator. On one side is the Airing Cupboard housing the factory lagged hot water cylinder with electric immersion, range of slatted shelving and central heating and hot water control panel.

BEDROOM 2

A large double bedroom with window to the front allowing pleasant views over the garden, radiator.

BEDROOM 3

Another double bedroom with window to the rear and radiator.

BATHROOM

with partially tiled walls and matching grey suite comprising a panel bath with stainless steel mixer tap and 'Mira 723' thermostatically controlled shower over, tiled recess to one side, extractor fan over and tiled shelf at one end; a low level WC with radiator to one side; and a pedestal wash hand basin with mirror over. The bathroom is finished with inset ceiling down light.

SECOND FLOOR LANDING

Returning to the First Floor Landing, easy turn stairs with window to one side leads to a door into the

MASTER BEDROOM SUITE

A large split level double bedroom being dual aspect with windows to the front and side, dressing area at one end with oak block flooring and TV point. The bedroom also benefits from recessed display shelving and a radiator and an over stair storage unit including a blanket box. At the other end there is a Walk In Wardrobe fitted with hanging rail, and a door to an En-suite Bathroom with partially tiled

walls and matching white suite comprising a panel bath with stainless steel pillar taps and velux window over; a pedestal wash hand basin; and a low level WC. The En-Suite is finished with a ladder towel rail, inset ceiling downlighting, and an extractor fan.

OUTSIDE

At the front and rear of the property there are concrete terraces allowing lovely Summer Seating Areas, whilst set off the path leading to the Front Door is a good sized enclosed garden which is bordered by mature hedging and fencing. Teign View also benefits from off road parking as well as a large Garage/Workshop.

SERVICES

Mains electricity, mains water and mains drainage. Mains Gas Boiler providing domestic hot water and servicing radiators. Telephone connected subject to BT regulations. All services to be paid for in addition to the rent for the property.

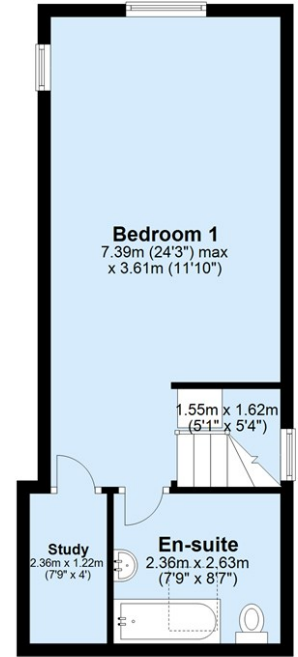
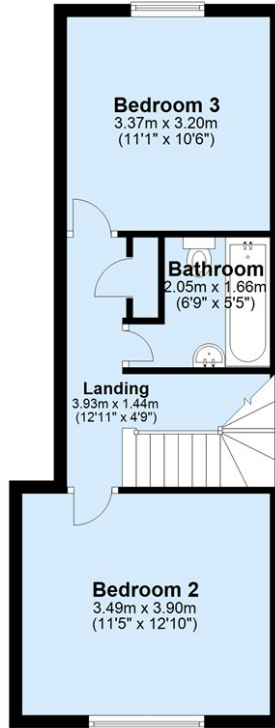
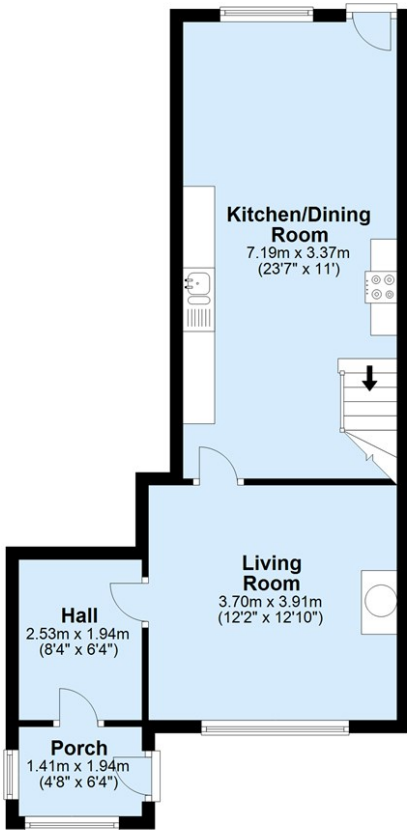
VIEWING

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024

Floor Plan

Ground Floor

Approx. 113.1 sq. metres (1217.0 sq. feet)



Total area: approx. 113.1 sq. metres (1217.0 sq. feet)

For identification purposes only.
Plan produced using PlanUp.

Teign View

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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