



Bridford Mill Cottage,
Bridford, EX6 7LB

Established

RENDELLS

1816

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Bridford, EX6 7LB

Guide Price £395,000

Bridford Mill Cottage is a three bedroom detached property which offers spacious Accommodation and is set in a semi rural location within a short distance of both Bridford and Christow. The property will require some updating however offers generous sized rooms along with an attractive enclosed lawned garden a garage and driveway. No onward chain.

Situation:

The property is located on the edge of the Teign Valley road and not far from the vibrant village of Christow and Bridford. Christow is a charming village with a church, local shops, Post Office, and well-regarded village inns. Nestled within the stunning landscape of Dartmoor National Park, the area offers exceptional opportunities for outdoor activities. The cathedral city of Exeter lies approximately 9 miles to the northeast, offering a wide range of retail, educational, and leisure amenities, along with mainline rail links, access to the M5, and Exeter Airport.

DIRECTIONS From the A38 take the B3193 Teign Valley Road which is signposted towards Christow and Bridford. Proceed along this road for approximately 6 miles and the property can be located on the right hand side a short distance after the Teign House Inn.

Accommodation:

The front door leads into a lobby with a further door into the entrance hallway. This area offers a night storage heater and a uPVC double glazed window to the rear.

A Staircase rises to the first floor and doors lead to ground floor cloakroom with WC and wash hand basin, a Living room and kitchen.

The large living room offers a fireplace with inset wood burner and a double glazed window and patio door leading out to the front garden.

The Kitchen/breakfast room has a comprehensive range of wall and base units with oak fronted doors, an integral double oven & 4 ring hob. A dual aspect room to the front and side with uPVC double glazed windows. There is also a larder and further storage cupboard with space and plumbing for washing machine and dishwasher.

First-floor landing with a hatch giving access to loft space and a built in storage cupboard.

Bedroom One with a uPVC double glazed window overlooking the front aspect. The room also offers a built in wardrobes.

Bedroom Two with a dual aspect to the front and side and uPVC double glazed windows. The side aspect enjoys a rural aspect over surrounding countryside. There is also a built-in wardrobe.

Bedroom Three with a uPVC double glazed window overlooking front aspect and a further built-in wardrobe.

The bathroom offers a panelled bath with shower attachment and a pedestal wash hand basin and electric towel railing. There is a separate WC.



Gardens and Outside:

The garden which is predominantly located to the front of the property enjoys an walled garden with an area of lawn and a stone slabbed terraced area. A wrought iron gate leads out to a private driveway providing parking for a number of vehicles along with a single detached garage and a further small area of garden.

Services:

The property is serviced by mains electricity, mains water, and septic tank.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council tax band: D

Energy Performance Certificate: E

Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

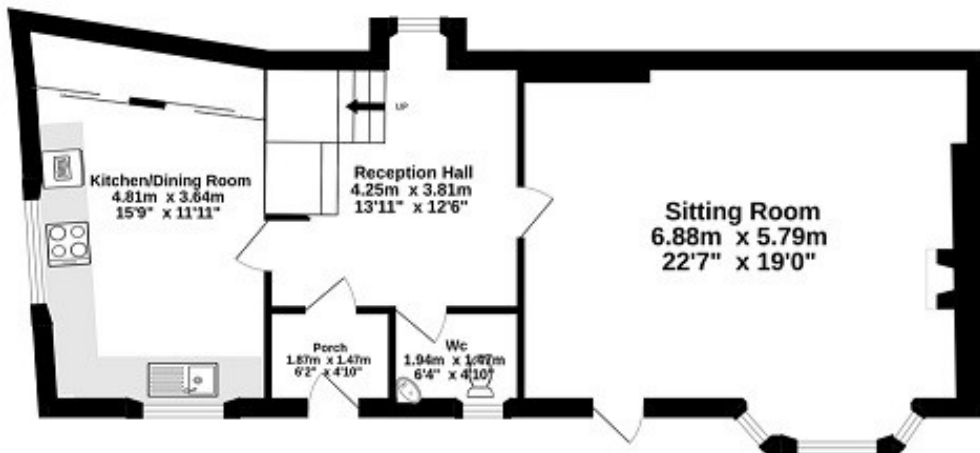
The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

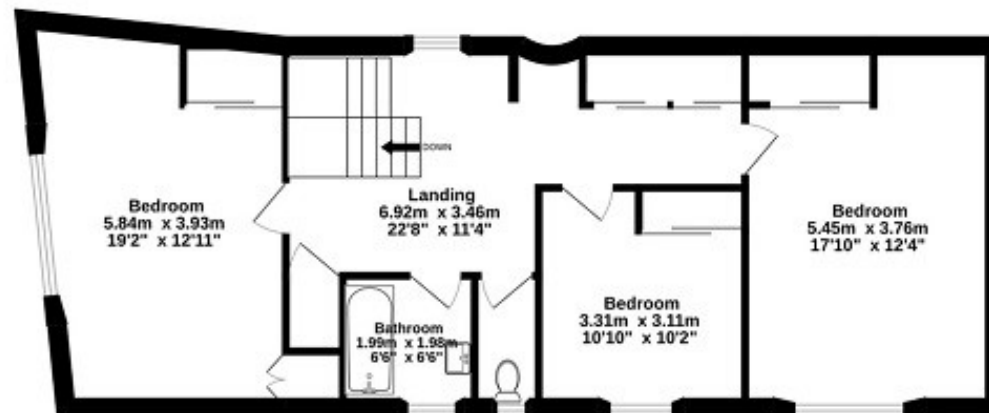
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Ground Floor
76.1 sq.m. (808 sq.ft.) approx.



1st Floor
78.2 sq.m. (843 sq.ft.) approx.



Garage
28.2 sq.m. (304 sq.ft.) approx.



TOTAL FLOOR AREA : 169.5 sq.m. (1824 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.