



A well-presented three-bedroom semi-detached home offering a spacious living room, kitchen/dining room, en-suite and family bathroom. Outside, the property benefits from an enclosed rear garden, driveway parking, attached garage and solar panels, making it a practical and versatile family home.

2 Caversham Close | Christow | EX6 7AS





PROPERTY TYPE

Semi-Detached House



SIZE

950 sq ft



LOCATION

Christow



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

LPG Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

78 C



COUNCIL TAX BAND

C



in a nutshell...

- Three-bedroom home
- Spacious living room
- Kitchen/dining room
- Principle bedroom with en-suite
- Family bathroom
- Ground-floor WC
- Enclosed rear garden
- Driveway & garage
- Solar panels
- Christow





the details...

From the front door, you enter into a welcoming entrance hallway which provides access to the principal ground-floor accommodation. Stairs rise from the hallway to the first floor, while a convenient ground-floor WC is positioned close to the entrance. Leading off the hallway is the kitchen/dining room, a practical and sociable space well suited to everyday family living and entertaining. The kitchen is fitted with a range of wooden wall and base units providing ample cupboard and worktop space, together with integrated dishwasher, electric oven, gas hob and extractor. There is generous space for a family dining table and chairs, creating a comfortable area for both everyday meals and more formal dining. Positioned to the rear of the property is the spacious living room, offering excellent flexibility for a variety of furniture arrangements with plenty of room for comfortable seating and additional furnishings. French doors open directly onto the rear garden, allowing plenty of natural light into the room while also providing a pleasant connection between the indoor and outdoor living spaces.

Ascending the stairs, the first-floor landing provides access to all three bedrooms, the family bathroom and useful built-in storage. The main bedroom is a well-proportioned double room with ample space for bedroom furniture and benefits from its own en-suite shower room. The en-suite is fitted with a shower enclosure, wash hand basin and WC. The second bedroom is another good-sized double room offering plenty of space for freestanding furniture. The third bedroom is a versatile single room which would work equally well as a child's bedroom, nursery, home office or study. Completing the first-floor accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Externally, the property is approached over a brick-paved driveway which provides convenient off-road parking and leads to the single garage. The front garden includes an area of lawn accompanied by established shrubs and planting, with a pathway leading towards the covered front entrance and creating an attractive approach to the home. To the rear, the property enjoys an enclosed garden offering a good balance of lawn, established borders and mature planting. A paved patio area adjoining the house provides an ideal setting for outdoor dining, seating and entertaining. A pathway continues through the garden towards gated rear access. Further benefits include solar panels positioned on the rear roof elevation.

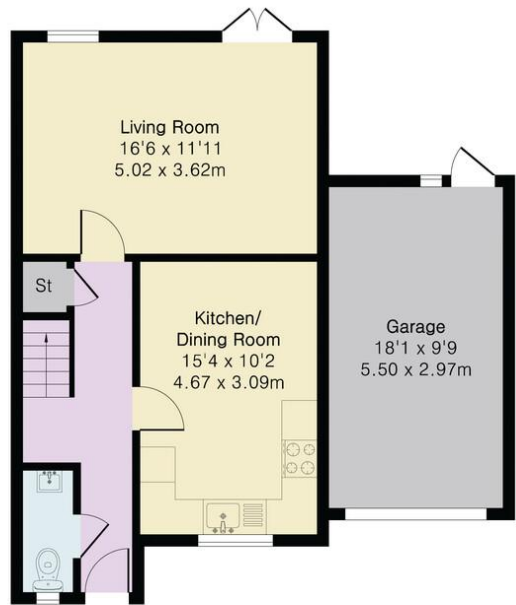


**Approximate Gross Internal Area 950 sq ft - 88 sq m
(Excluding Garage)**

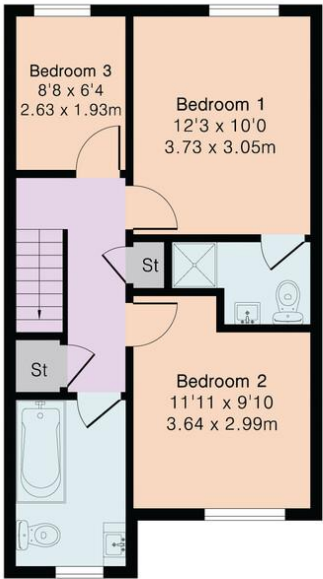
Ground Floor Area 475 sq ft – 44 sq m

First Floor Area 475 sq ft – 44 sq m

Garage Area 176 sq ft – 16 sq m



Ground Floor



First Floor



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the location...

Christow is an attractive village set high in the Teign Valley close to the Kennick and Tottiford reservoirs and has breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese all mined locally. It has a thriving community with a local Primary School, local pub, a Community Shop and Doctors Surgery.

Shopping

Pint of milk: Christow Community Store 0.5 mile

Town centre: Bovey Tracey 8.3 miles

Supermarket: Lidl (Bovey Tracey) 8 miles

Exeter: 10.1 miles

Relaxing

Beach: Teignmouth 14.4 miles

Park: Riverside Valley Park 10.2 miles

Golf Course: Stover 8 miles

Travel Bus stop: (Wet Lane) approx. 0.1 mile

Train station: Newton Abbot 10.9 miles

Airport: Exeter 16.8 miles

Schools

Christow Community Primary School: 0.2 mile

Bovey Tracey School: 8.5 miles

Teign School: 13.8 miles

Stover: 9.5 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX6 7AS**

how to get there...

Turn onto the A3193 Teign Valley Road. Continue on this road for approximately 5 miles. When you reach the first sign for Christow, ignore it and take the next left turn, signposted Christow and the Artichoke Inn. Follow this road past the church and continue until you pass the Artichoke Inn on your left. Bear right onto Village Road, then continue onto Wet Lane. Take the second left into Caversham Close, the property can be found on your left.





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