



TEIGN VIEW · LOWER ASHTON · DEVON

A photograph of a light blue front door with a small window, set in a white wall. A light blue railing is in the foreground, and a stone foundation is visible below. A small green plant is on the right.

Outside, a generous lawned garden, a patio, a garage and parking for two vehicles complete the picture — all surrounded by beautiful Teign Valley countryside.

KEY FACTS

THE HOME

- Detached bungalow, updated throughout
- Living room with wood-burning stove
- New kitchen/diner with Belfast sink
- Two bedrooms
- Shower room
- Boot room and useful storage
- New windows, doors and flooring
- Approximately 712 sq ft of accommodation

THE SETTING

- Unspoilt village setting in the Teign Valley
- Generous lawned garden with patio
- Garage and parking for two vehicles
- Village pub - The Manor Inn, close by
- River Teign and countryside walks nearby
- Easy reach of Exeter and Dartmoor

Picture a summer morning with the back door open, coffee on the patio and the wooded hillside glowing across the valley. The dog is already out on the lawn, and the only traffic is the occasional walker heading down to the river. Come winter, the wood burner is lit, boots are drying in the boot room and supper is on in the new kitchen, with The Manor Inn a short stroll up the lane when nobody fancies cooking.

Teign View has had all the hard work done, so whoever buys it can simply move in and enjoy village life in one of Devon's loveliest valleys.



The Living Room

The living room is a bright and welcoming space, with a large window looking out over the garden and a wood-burning stove set within a brick fireplace as its focal point. Soft green walls and wooden flooring give the room a calm, relaxed feel.

This is a room designed for every season — from summer evenings with the garden in view to winter nights by the fire.





The Kitchen/Diner



The newly fitted kitchen/diner is the heart of the home. Sage green Shaker-style units are paired with wooden worktops and a Belfast sink, set beneath a large window with a leafy outlook.

There is space for a dining table to one side, making this a sociable room for everyday living, relaxed suppers and entertaining friends.

A back door leads out to the boot room and a covered rear area – a great space for muddy wellies and dirty dogs.



The Bedrooms

Teign View offers two bedrooms, both presented in soft, neutral tones and benefiting from new windows and modern electric radiators.

Bedroom one has a large window filling the room with light, while bedroom two is easily a good-sized double room and works equally well as a guest room, nursery or home office.



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Shower Room & Boot Room



The shower room has a shower enclosure, wash basin and WC, with a window bringing in natural light. It is the one room the present owners have not yet updated, giving a buyer the chance to put their own stamp on it.

A useful boot room provides valuable space for coats, boots and everyday storage — ideal for country living.



A generous lawned garden, framed by Teign Valley countryside.

Outside

Teign View sits within a generous plot, with a large lawned garden bordered by mature trees and shrubs. A paved patio beside the house is the perfect spot for outdoor dining, while a separate outbuilding provides useful storage.

To the front, a white picket fence encloses the garden, and the property also benefits from a garage as well as parking for two vehicles — a real advantage in a rural village.



Teign View, Lower Ashton, Exeter, EX6

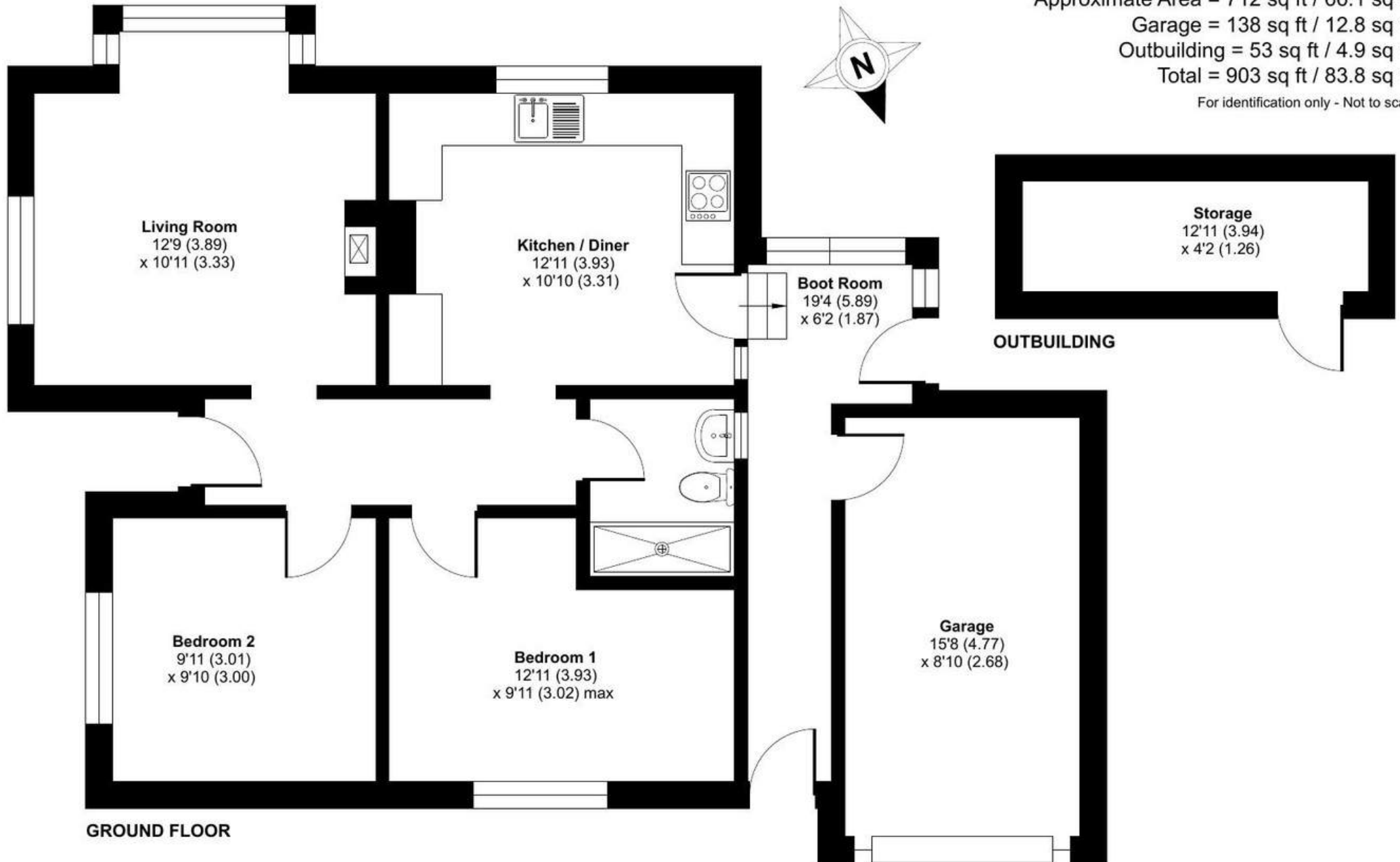
Approximate Area = 712 sq ft / 66.1 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 903 sq ft / 83.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
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KEY FACTS FOR BUYERS

TENURE - Freehold with no onwands chain.

COUNCIL TAX BAND - C

EPC - E (49), with potential to reach C (76)

SERVICES

Mains electricity and water are connected, with private drainage. Heating is by electric radiators, with a wood-burning stove in the living room, and hot water is via an electric immersion heater.

PARKING

Parking for two vehicles together with a garage.

BROADBAND

To check broadband availability and speeds at the property, please click on the following link - [Openreach 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 The Teign Valley Office - 01626 852666 Email - hello@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.

ADDITIONAL INFORMATION FOR BUYERS

AML REGULATIONS AND REFERRAL FEES

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 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 our mortgage broker. 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 up to £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.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML Provider to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

ABOUT LOWER ASHTON



Teign View sits in the small, unspoilt village of Lower Ashton, in the heart of the Teign Valley, with the River Teign, wooded hillsides and open countryside all close at hand — yet the cathedral city of Exeter is still within easy reach.

The village is known for its traditional Devon cottages, the historic Spira Bridge over the River Teign and The Manor Inn, a much-loved country pub known for its food and its views across the valley. Neighbouring Christow offers further pubs and village amenities, while for those who enjoy being outdoors the valley offers riverside and woodland walks, with fishing at the nearby Kennick reservoirs, golf at the Teign Valley Golf Club, and Dartmoor and Haldon Forest close at hand.

Lower Ashton is also well placed for travel. The B3193 Teign Valley road runs north towards Exeter and south to the A38 near Chudleigh, giving access to Newton Abbot, Plymouth and the South Devon coast.

LIGHT, UPDATED AND READY TO ENJOY, TEIGN VIEW OFFERS EASY SINGLE-STOREY LIVING IN ONE OF DEVON'S MOST BEAUTIFUL VALLEYS.



TEIGN VIEW
LOWER ASHTON, EXETER



SCAN ME
TO BOOK
A
VIEWING

Our team would love to show you around

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