



Stokeinteignhead

2x  2x 

ENERGY
RATING
D67

- Video Walk-through Available
- Mid Terraced Cottage
- Tastefully Refurbished
- 2 Bedrooms (1 En Suite)
- Open Plan Living/Dining Room

- Kitchen With Built In Appliances
- Contemporary Shower Room
- Front Courtyard Garden
- Close To Local Amenities
- Sought After Village Location

Guide Price:
£290,000
FREEHOLD

3 Orchard Cottages, Stokeinteignhead, Newton Abbot, TQ12 4QA



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Nestled in the picturesque village of Stokeinteignhead, this substantially refurbished cottage offers comfortable living in a desirable location. Ideal for those seeking a tranquil village lifestyle with convenient access to nearby amenities, this property boasts two well-proportioned bedrooms and two bathrooms, providing ample space and comfort.

Stokeinteignhead is a charming village known for its friendly community and scenic surroundings. Residents can enjoy both the peace and quiet of village life while being within easy reach of larger towns and their amenities. Broadband connectivity is excellent with FTTC available, and the property benefits from mains gas, electricity, and water.

The Accommodation:

Upon entering, you are greeted by a welcoming atmosphere that extends throughout the home. The heart of the property is a spacious reception room, offering a versatile area for both relaxation and entertaining with a double-glazed sash window overlooking the courtyard garden at the front of the property. The carefully designed layout ensures a bright and airy feel, making the most of the natural light. The well-equipped kitchen provides a functional space for culinary pursuits including a built-in dishwasher, fridge freezer, oven and hob. Upstairs, the two comfortable bedrooms offer peaceful sanctuaries, complemented by two modern bathrooms, one of which is an en-suite with a bath and the other is a shower room, providing convenience and privacy.

Parking:

On-street parking is readily available.

Gardens:

The property benefits from rights of access to the rear and a courtyard garden at the front, offering the perfect spot to enjoy a morning coffee.

Directions:

From the A380 Penn Inn roundabout take the exit sign posted Combeinteignhead. Continue uphill on the Shaldon Road for approximately 2 miles and you will enter the village of Combeinteignhead. Pass the village hall and car park on your left hand side. Turn right at Coombe Garage (signposted for Stokeinteignhead / The Wildgoose). Follow this road straight for the next two miles into the village of Stokeinteignhead, the property can be found next to the community shop, opposite the Church House inn or just before the left hand turn to Deane Road.



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Agents Notes:
Council Tax: Currently Band C
Tenure: Freehold
Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.