

2 Eastern View

2 Eastern View, Drewsteignton, Exeter, EX6 6QW







Chagford 3.5 Miles, Exeter 14 Miles, A30 4 Miles.

A charming 3 bedroom semi-detached set within the popular village of Drewsteignton.

- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- South Facing Garden & External Stores
- Chain Free
- Popular Village Location
- EPC Band: E
- Freehold
- Council Tax Band D

Guide Price £350,000

SITUATION

The property is situated within the popular Dartmoor village of Drewsteignton. The village itself has a strong community and benefits from the Drewe Arms Community Pub and 15th century church. The ancient town of Chagford is within easy reach, offering a good range of shops and amenities, primary school, health centre etc. The larger town of Okehampton is within easy driving, again with a good range of shops and services, including three supermarkets, secondary school and cinema. From the property there is easy access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university of Exeter with its M5 motorway, main line rail and international air connections together with a major shopping centre. From the village there are many walks and rides onto the open moor with the picturesque Fingle Bridge and the renowned Castle Drogo within easy reach. The open moor offers many opportunities for walking, riding and outdoor pursuits.

DESCRIPTION

This charming semi-detached house is set within the popular village of Drewsteignton which benefits from double glazing and oil-fired central heating. In brief, the property offers an impressive and spacious sitting room and dining room, together with a kitchen and rear porch. Whilst the first floor offers three bedrooms and a family bathroom. The property boasts a south westerly aspect with views over the local countryside to the rear. Further benefits include a large, private garden and a versatile stores.

ACCOMMODATION

Timber door to ENTRANCE HALL: stairs to first floor, doors to: SITTING ROOM: Window to front, feature tile open fireplace, storage cupboards, radiator. DINING ROOM: Window to rear, tiled feature open fireplace, cupboards to side with timber shelving, radiator. KITCHEN: stainless steel sink with dual drainer and hot and cold taps, window to rear and side, under sink cupboards, radiator, door to understairs storage cupboard. REAR PORCH: door to Garden, door to BOILER ROOM: Oil fired boiler, window to rear.

First Floor
Landing: Window to front, access to loft space, linen cupboard with water tank and timber shelving, doors to:
BEDROOM 1: Window to front, feature fireplace, radiator.
BEDROOM 2: Window to rear, radiator, fireplace surround, timber wall mounted shelving.
BEDROOM 3: Window to rear, radiator
BATHROOM: Pedestal wash Basin, W.C, Bath tub with side panel, electric shaver point, window to side, Radiator.

OUTSIDE

Immediately to the rear of the property, there is a concrete paved area with access to the front of the property via side gate. The Garden itself is predominately laid to lawn with a collection of trees and shrubs throughout with mature hedges and a stone wall marking the boundaries. In addition to this, there is a large stone store with two smaller log stores in the garden offering external storage and potential workshop.

SERVICES

Mains electricity, water and mains drainage. Oil fired central heating.
Broadband speed up to 80 Mbps. Mobile coverage from EE, O2, three and Vodaphone likely.

DIRECTIONS

For SAT NAV purposes the postcode is EX6 6QW
what3words argued.torches.plants



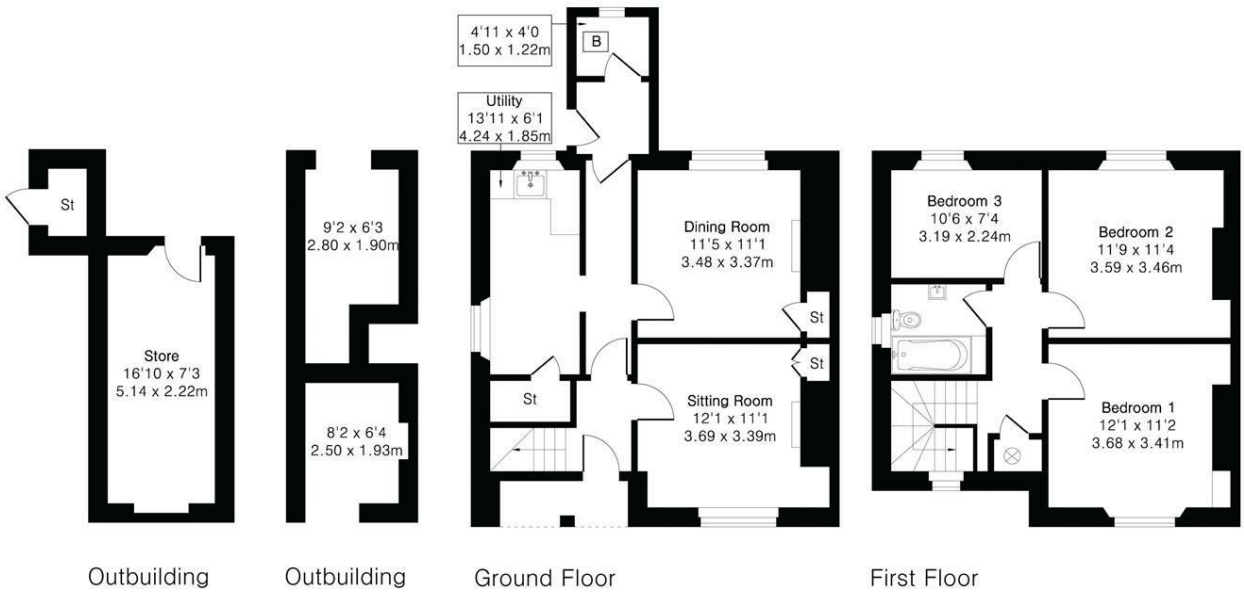






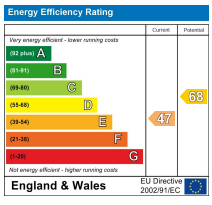


Approximate Gross Internal Area 1060 sq ft - 99 sq m
(Excluding Outbuilding)
Ground Floor Area 556 sq ft – 52 sq m
First Floor Area 504 sq ft – 47 sq m
Outbuilding Area 261 sq ft – 24 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS



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