



- 🏠 Link detached house
- 🏠 Sought after village location
- 🏠 Two reception rooms
- 🏠 Three bedrooms
- 🏠 Kitchen/breakfast room
- 🏠 Garage and off road parking
- 🏠 Family bathroom and separate downstairs WC
- 🏠 Far reaching countryside views from the first floor
- 🏠 No onward chain

Our View "Well situated property in desirable village location. Far reaching countryside views from the first floor."

This link-detached property occupies an elevated location close to the village school in the popular Teign Valley village of Christow.

The accommodation comprises of a kitchen/breakfast room, two further reception rooms, utility room, cloakroom, three bedrooms, family bathroom, garage and off-road parking. Gardens front and rear with far reaching views from the first floor.



The porch has a front door leading to the reception hallway with stairs rising to the first floor and access to the separate cloakroom. The sitting room has a fireplace with electric fire, large picture window to front elevation and a square opening through to the formal dining room. The dining room has a large picture window overlooking the rear garden. The kitchen/breakfast room is fitted with a range of matching base and eye level units, roll edge worktop over stainless steel drainer with sink inset, space for an electric oven, space for a fridge/freezer, large under stairs pantry and ample space for a dining table and chairs.

A further doorway leads through to a separate utility room with space and plumbing for a washing machine, tumble dryer and dishwasher with base unit inset with sink. A door leads to the rear garden and an internal door gives access to the garage which has light and power. On the first floor there are three double bedrooms. The two rear bedrooms enjoy far reaching views across the village to the adjoining countryside towards Belvedere Castle. The larger of the rear bedrooms has a fitted double wardrobe. There is also a family bathroom with suite consisting of panelled bath with shower over, low level WC and pedestal wash hand basin.

Outside there is a driveway with parking. The driveway leads to a garage with



up-and-over door, power, and light supply. The front garden is sloped and mostly laid to lawn, with mature hedging surround offering a degree of privacy. To the left of the house side access leads through to the rear garden which has a further area laid to lawn, patio area and further mature hedging again offering privacy to the property. Smithay Meadows is situated in the sought after Teign Valley village of Christow. This pretty village has a strong community with doctor's surgery, post office/village store, pub, primary school and pre-school, parish church and community centre. There are regular bus services into Exeter and Newton Abbot.

Services: Mains electricity. Mains water. Mains drainage. Please note there is no gas supplied to the property.

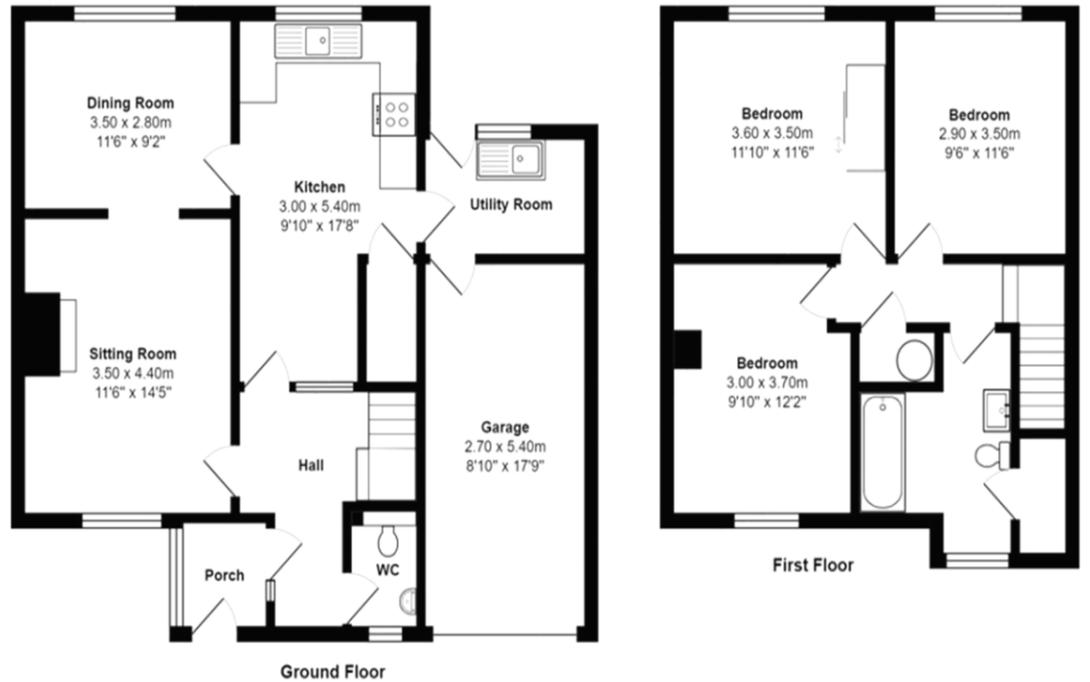
Directions: From Chudleigh head back towards Newton Abbot then turn right onto the B3193. Follow this road until you see the signpost for Christow (on the left). Proceed up through the village to the Artichoke Inn. Bear right and then Smithay Meadows is found on the lefthand side. No.1 is the first property on the left.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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1 Smithay Meadows, Christow
 Total Area: 111.0 m² ... 1194 ft² (excluding garage)
 All measurements are approximate and for display purposes only



Ref: L795914 Tenure: Freehold
 Chudleigh 01626 853940
 Bovey 01626 834534

1 Smithay Meadows Christow Exeter EX6 7LU

£350,000

woodshomes.co.uk