



- 🏡 Wonderful character property
- 🏡 Living room with feature fireplace and wood burner
- 🏡 Two double bedrooms
- 🏡 Kitchen/dining room
- 🏡 Generous rear garden
- 🏡 Garage and off road parking space
- 🏡 Sought after village location
- 🏡 Must be seen

Cottage with great character and charm located in the popular Teign Valley village of Trusham. Two bedrooms with garden, garage and parking space.

Our View "Quintessential Devon cottage with great charm and character. An early viewing is recommended to avoid disappointment."



This beautiful terrace cottage oozes both charm and character and is located in the centre of the popular Teign Valley village of Trusham. It offers surprisingly spacious two-bedroom accommodation over two floors and benefits from an off-road parking space and garage.

The cottage is approached from the rear via a pathway that runs past the neighbouring cottages to the property. The uPVC entrance doors lead into the entrance porch which has a striking quarry tiled floor. This in turn leads through to the double aspect living room which has a wonderful feature fireplace with inset wood burner and stone surround. A further door leads through to the dining area which is of a good size and makes a lovely place to eat as it enjoys a pleasant outlook over the garden. This in turn opens to the kitchen which has a range of wood fronted base and eye level cupboards with work surface and inset stainless steel sink/drainers with a window enjoying an outlook over the village.

From the living room stairs rise to the first-floor landing. The main bedroom is again of a good size and has a window to the rear with a pleasant outlook over the garden. The second good sized bedroom again enjoys views over the village, this room also has loft access with a fold down ladder and the loft allows for plenty of storage. The bathroom has a matching white suite comprising of wash hand basin, low level WC and panelled bath with electric shower over.

The property benefits from a generous size garden which is a credit to its current owners and is currently arranged over several areas. There is a patio for seating, a wonderful summer house with further areas laid to lawn inset with fruit trees and raised beds all enjoying rural and village views extending across to Canonteign Falls.



The garage and parking space are located at the top of the garden and are accessed from the lane at the side of the terrace.

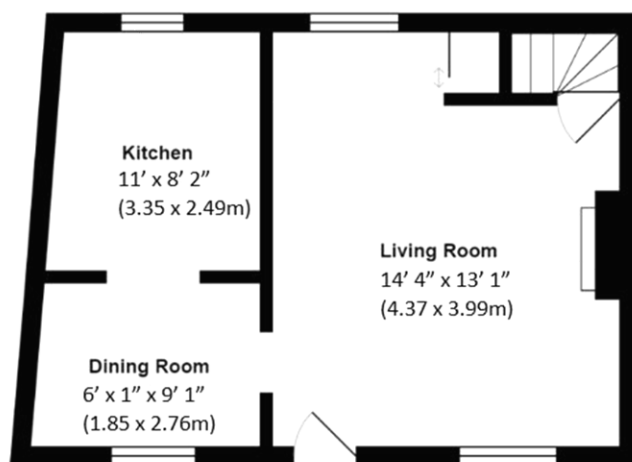
The cottage is located in Trusham is set within the beautiful Teign Valley, has a parish church and popular inn/restaurant (The Cridford Inn). Trusham has an excellent sense of village community. It is approximately three miles from the shopping facilities at Chudleigh and the A38 Expressway which links Plymouth to Exeter and the motorway network. Beyond the walks and renowned Teign Valley pubs there is easy access to the Dartmoor National Park (1.5 miles) and the coast (10.5 miles). There is a Golf course nearby (2 miles). Trusham is in the catchment for Chudleigh Primary School and Teign School for seniors.

DIRECTIONS: Exit the Devon Expressway signposted for Chudleigh. Take the B3193 signposted for "Trusham" and follow the road for approximately 2 miles. Turn right towards the village centre. At the centre you will see some parking on your left, the property can be found to your right with the access lane to the garage and parking located next to No1 Hillside Cottages, this is also where the pathway allows for pedestrian access to the property.

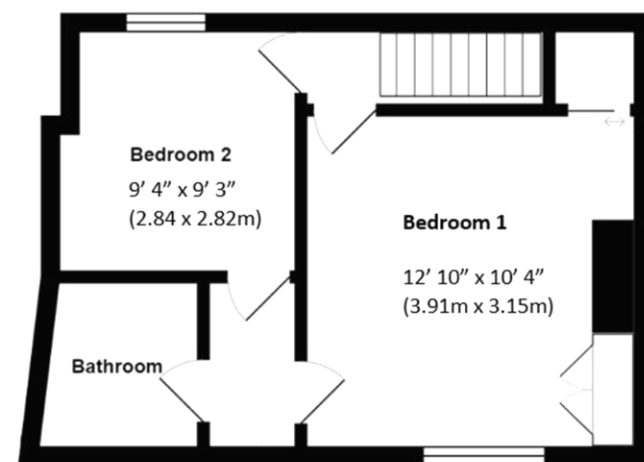
EPC Rating 'E'/Council Tax Rating 'D'



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



Ground Floor



First Floor

3 Hillside Cottages, Trusham

All measurements are approximate and for display purposes only



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.

© Unauthorised reproduction of these floor plans and photos is prohibited.



Ref: L784666 Tenure: Freehold

Chudleigh 01626 853940

Bovey 01626 834534

3 Hillside Cottages Trusham Newton Abbot TQ13 0NW

£320,000

woodshomes.co.uk