



4 Smithay Meadows



Exeter 9 miles
Bovey Tracey 7 miles

A smart, link-detached property in elevated location near the village school in popular Teign Valley village

- Kitchen/breakfast room
- 2 Receptions
- Utility, cloakroom
- 4 Bedrooms
- 2 bathrooms (1 en suite)
- Garage & off road parking
- Gardens
- Views

Fixed asking price
£340,000



SITUATION

Smithay Meadows is situated close to the heart of the favoured Teign Valley village of Christow, just on the eastern boundary of the Dartmoor National Park. Christow has a strong community with doctor's surgery (CQC rating Outstanding), post office/village store, pub, primary school (OFSTED: Good) and pre school, parish church and community centre. There are regular bus services into Exeter and Newton Abbot.

The university and cathedral city of Exeter (8 miles) lies to the east, and has a wide range of facilities and amenities one would expect from a centre of its size and importance including excellent shopping, theatre, dining and sporting and recreational pursuits.

DESCRIPTION

No.4 is a smart, link-detached property dating from the early 1980s. Of rendered elevations under a tiled roof, it offers accommodation of over 1,200 sq ft.

ACCOMMODATION

The porch has front door leading to the reception hallway, with tiled floor. The sitting room has fireplace with electric fire and double doors to the formal dining room. This has doors to the rear terrace. The kitchen/breakfast room is fitted with a wide range of matching eye and base level units, Samsung electric oven with 4-ring gas hob, integral dishwasher, fridge, under stairs pantry and ample space for dining table and chairs. On the ground floor is also a utility room and cloakroom.

On the first floor are four bedrooms with plenty of storage. The master bedroom has an en suite shower room and there is a family bathroom.

OUTSIDE

Off the road is a driveway with parking for two vehicles. This leads to the integral

garage with up-and-over door, power and light supply. The easily maintained front garden comprises a sloped Astro Turf lawn, large gravelled seating area, ornamental pond and a number of flower and shrub beds. To the left is a lockable storage passageway which leads through to the rear garden. There is a raised, paved terrace running the breadth of the property. Steps lead down to a lawned area and further gravelled seating area with shed.

Due to its position, there are some wonderful views both from the garden and several of the rooms across the village to the adjoining countryside.

SERVICES

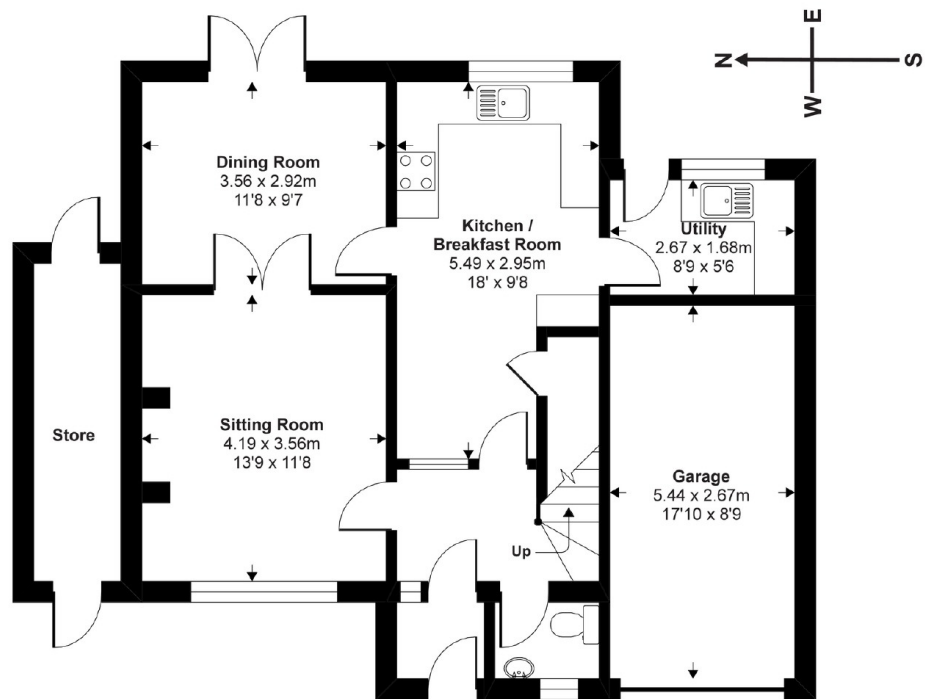
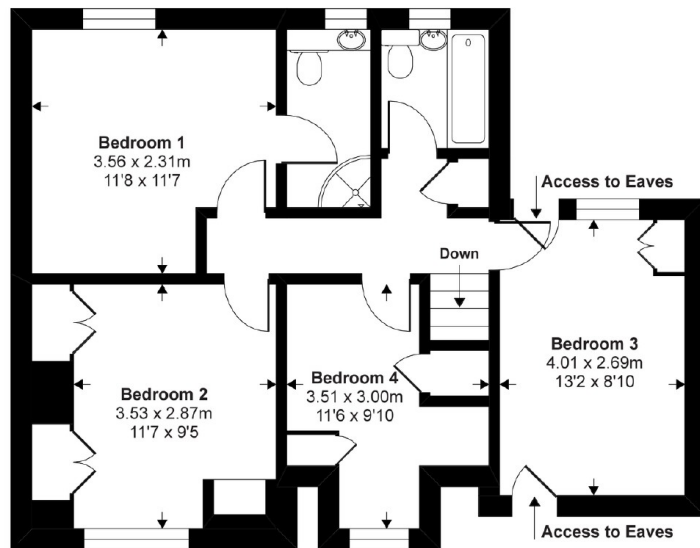
Mains electricity. Mains water. Mains drainage. Oil-fired central heating. LPG for cooking.

DIRECTIONS

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Christow. At the T-junction turn left onto the Teign Valley Road. Continue past the turning for Bridford and take the next right signposted Christow. Proceed up into the village, At the top of the hill turn left towards the village centre. Continue for approximately 300 yards and Smithay Meadows is on the right. Turn into the road and No.4 is the fourth on the left.



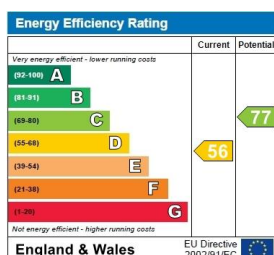
Approx. Gross Internal Floor Area
115.1 Sq Metres 1239 Sq Ft (Excludes Garage & Store)



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



21/22 Southernhay West, Exeter,
Devon, EX1 1PR
01392 255202
exeter@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London