



4 Netherton Hill



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

A charming two bedroom cottage situated within this favoured village.

- Kitchen/Living/Dining Room
- Two Bedrooms
- Bathroom
- Stone Shed
- No Chain
- Popular Village Location
- EPC Band: E
- Council Tax: B
- Freehold

Guide Price £189,000



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

A charming terraced period cottage of stone and cob construction beneath a slate roof. The ground floor consists of a large open plan kitchen/living/dining room with windows to front and rear and a feature granite stone fireplace with wood burning stove. Upstairs there are two modest double bedrooms and a bathroom with an electric shower above the bath. The cottage is offered with no ongoing chain and would suit those looking for a first time purchase, investment buy to let property, holiday home or those looking to downsize. Parking is on street in the square just a short distance away, whilst there is a store shed to the rear.

ACCOMMODATION

Via stable door to, an open plan
KITCHEN/DINING/LIVING ROOM: The
LIVING/DINING AREA has a multi paned window to the front with deep sill. Feature granite fireplace with inset woodburning stove, stone mantel and slate hearth. To the rear of the room is the KITCHEN: Fitted base cupboards with light blue panelled doors and oak worktops. Single drainer stainless steel sink with tiled

splashbacks. Space for electric cooker and fridge. Window and door to the rear. Door with staircase to the first floor.

FIRST FLOOR LANDING: Window to rear, access to loft space, doors to, BEDROOM 1: Multi paned window to front elevation. BEDROOM 2: Multi paned window to front elevation, fitted linen cupboard with hot water cylinder and immersion. BATHROOM: White suite comprising panelled bath with tiled surrounds and wall mounted electric shower over. WC, Wash hand basin with tiled splashbacks. Electric shaver point. Painted floorboards.

OUTSIDE

Immediately to the rear of the cottage is a shared pedestrian path and single STONE SHED 5' 6" x 9' (1.68m x 2.74m). No.4 has a right of way down the path and around the cottage at the bottom to Netherton Hill. Although the property does not have its own parking, there is a village car park situated to the rear of the property, or parking can be found in the village square.

SERVICES

Mains water, drainage and electricity. Mobile Coverage: 3 Good outdoor and in home. Vodafone and 02 good outdoor, variable in home (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Broadband Coverage: Superfast up to 80 Mbps (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes, the postcode is EX6 6QS.
what3words unroll.hamsters.barstool

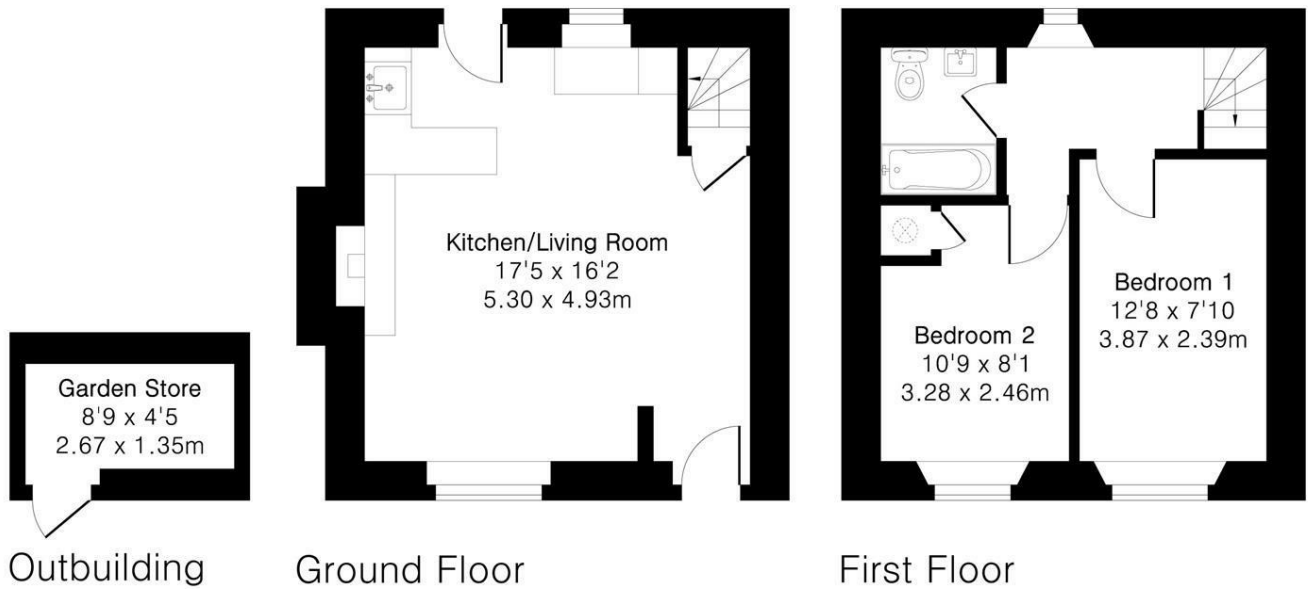


Approximate Gross Internal Area 566 sq ft - 53 sq m (Excluding Outbuilding)

Ground Floor Area 285 sq ft – 27 sq m

First Floor Area 281 sq ft – 26 sq m

Outbuilding Area 45 sq ft – 4 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.



Energy Efficiency Rating		Current	Potential
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		50	

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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