



## Dunsford, Exeter, EX6 7AA

East Steps Cottage is a tremendous four-bedroom grade II listed thatched cottage packed full of character. The cottage is located close to the centre of the picturesque village of Dunsford located within Dartmoor national park. NO ONWARD CHAIN.

**Winkworth**

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## Description

### Ground Floor:

**Sitting room:** Front facing window with stunning views, flagstone flooring, exposed beams, stone built feature fireplace, woodburner and radiator.

**Dining room:** Front facing window with stunning views, flagstone flooring, exposed beams, stone built feature fireplace, woodburner and radiator.

**Kitchen/breakfast room:** Dual aspect rear facing windows, white base storage units, roll top work surface, Belfast sink, oven, four ring electric hob, radiator and tile flooring.

**Garden Room:** Engineered wood flooring, dual aspect floor to ceiling wooden frame windows, storage cupboard, door leading directly into private rear garden.

### First floor:

**Bedroom one:** Large double bedroom, front facing window, window seat, carpet flooring, radiator.

**Ensuite:** Low level W/C, wash basin, free standing bath, window overlooking rear aspect.

**Bedroom two:** Large double bedroom, front facing window, window seat, wooden floorboard, built in wardrobe and radiator.

**Bedroom three :** Further double bedroom, front facing window, window seat, carpet flooring, built in wardrobe and radiator.

**Bedroom four:** Side facing window, window seat, carpet flooring and radiator.

**Bathroom:** Bath with standover shower, wash basin and low level W/C.

### Outside:

Beautiful private rear garden set over two levels, mostly laid to lawn and stocked with a mixture of mature trees and shrubs.

### Location:

East steps cottage is located within the charming village of Dunsford within the beautiful Dartmoor national park. The village is highly sought after and it is easy to see why, with easy access to the beautiful walks of Fingle Woods, Moretonhampstead and Chagford, the un-spoilt countryside of the national park and plenty of local amenities including but not limited to a village shop, tea rooms and a highly rated pub.

Dunsford has easy access to the city of Exeter via the A30. Exeter is a vibrant garden city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5 motorway.





## At a glance...

- Located in the Teign Valley village of Dunsford
- Four bedrooms
- Character cottage
- No onward chain
- Well presented throughout
- Stunning views
- Grade II listed
- Private rear garden
- Central village location

## PROPERTY INFORMATION:

- Freehold
- Council tax Band: E
- Mains electric, water and drainage. Oil fired central heating.
- 63Mbs internet speed available (Nov 23)



# East Steps Cottage, Dunsford, Exeter, EX6

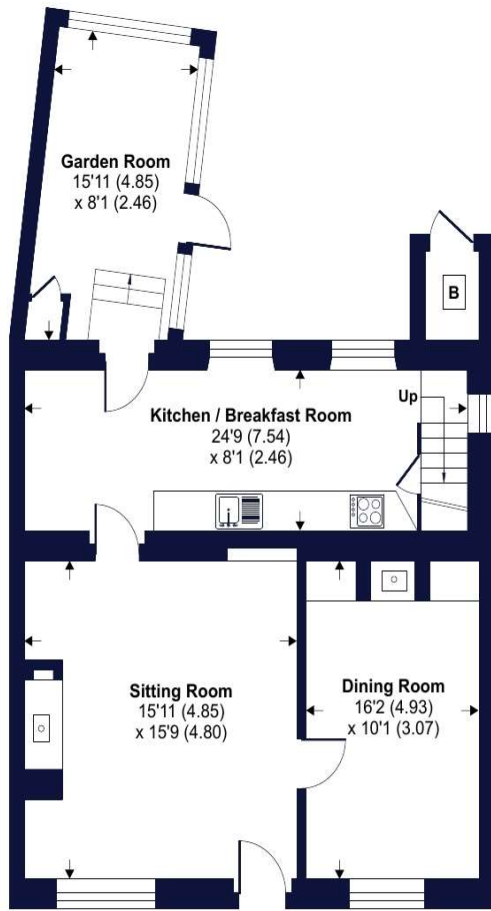
Approximate Area = 1649 sq ft / 153.1 sq m

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Outbuilding = 14 sq ft / 1.3 sq m

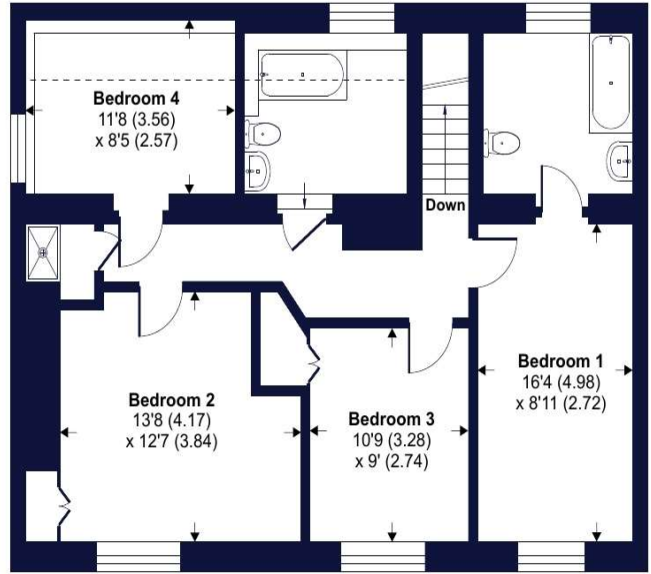
Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



GROUND FLOOR

Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Winkworth. REF: 1032244



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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