



Brownings Mead, EX6 7JJ

In the popular village of Dunsford, on the edge of Dartmoor National Park this light and airy three bedroom home enjoys delightful country views across Bridford Woods and the surrounding countryside.

Winkworth

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Situation

Only a short walk to the centre of the village where you will find an excellent village primary school, Post Office/store. Pub, tea rooms and church. There is also a regular bus service from the village into the cathedral city of Exeter.

Accommodation:

Entrance Hall - Front door with side glass panel. Hallway leading to the sitting room and kitchen. Understairs cupboard. Stairs leading to the first floor.

Sitting/Dining Room - Lovely light room with double glazed window overlooking the side garden and double glazed patio doors leading to the patio area with views across Bridford Woods. Clearview woodburning stove with slate surround.

Kitchen - Wood fronted wall and base units with electric oven and ceramic hob. 1 1/2 sink, double glazed window overlooking the front garden. Door to the utility area with space for fridge/freezer and plumbing for a washing machine. Back door from utility room to the garden.

Cloakroom - WC and hand basin.

First Floor:

Landing with double glazed window to side, airing cupboard housing water tank with shelving. Hatch to partly boarded, fully insulated loft space.

Master Bedroom - Double bedroom with built in wardrobe and double glazed window overlooking the garden with views across to Dartmoor National Park.

Bedroom Two - Double bedroom with double glazed window overlooking the side garden, built in single wardrobe.

Family Bathroom - Grey suite with low level WC, hand basin and bath with electric shower over. Fully tiled walls, heated towel rail, wall heater and Velux window.

Bedroom Three - Single bedroom with double glazed window to front.

Outside

Flower beds to the front of the property with path leading to the side gate and rear garden with pergola through to patio area at rear with lovely views across Bridford Woods and beyond. A varied selection of shrubs and plants and the rest of the garden is mostly laid to lawn.

Link Attached Garage - Single garage with double doors, power and light with storage area at the rear and boarded storage area in roof. Covered porch way to front door.

Local Authority - Teignbridge District Council



AT A GLANCE:

- Three Bedroom House
- Lovely Sitting Room with Wood Burner
- Downstairs Cloakroom
- Family Bathroom
- Sought After Village Location
- Garage
- Potential to Extend
- Short Walk to Village Centre

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: D
- Services: Mains Water and Electric 7 Heating

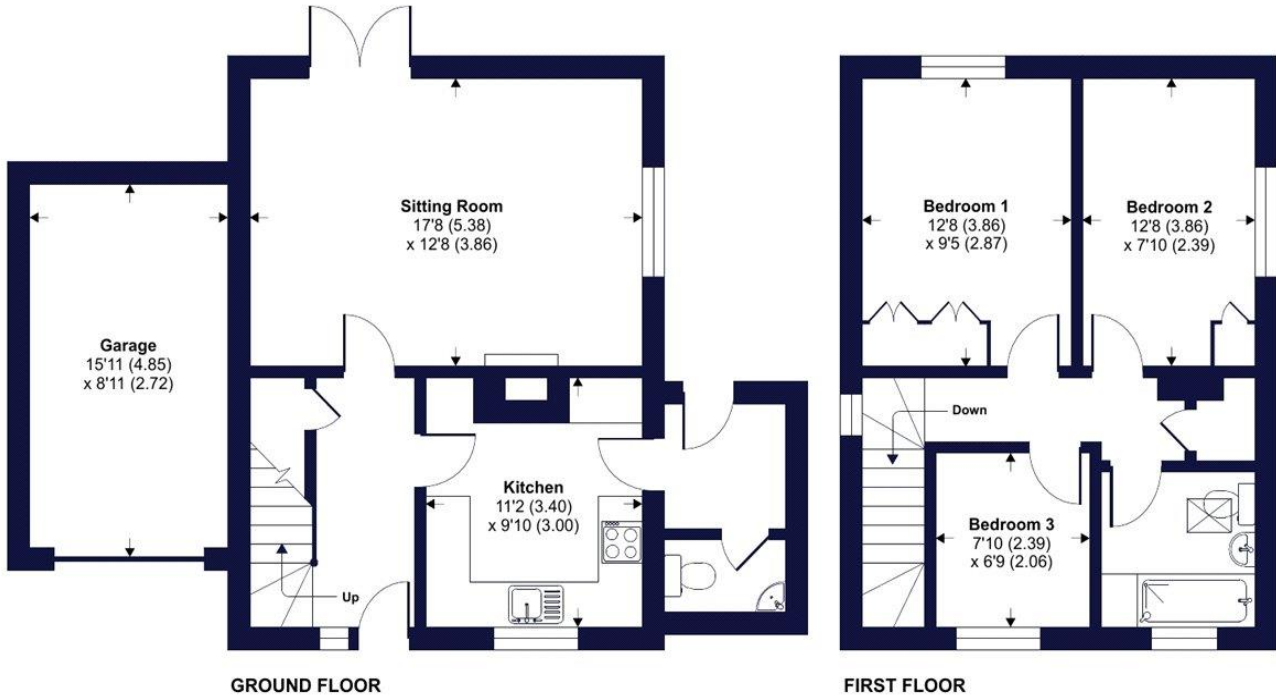
Brownings Mead, Dunsford, Exeter, EX6

Approximate Area = 920 sq ft / 85.4 sq m

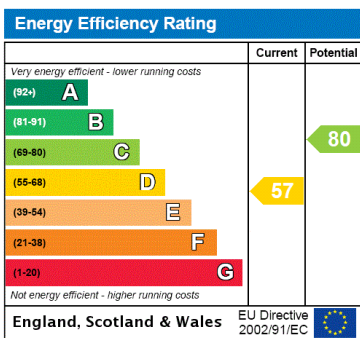
Garage = 144 sq ft / 13.4 sq m

Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Winkworth. REF: 953525



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