

## THIS IS A SPACIOUS DETACHED HOUSE WITH A 'REVERSE LEVEL' DESIGN IN THIS VERY POPULAR TEIGN VALLEY VILLAGE.



**Woodlands  
Station Road  
Trusham  
Devon  
TQ13 0NL**

**£399,950**

**Ref: DTC2364**

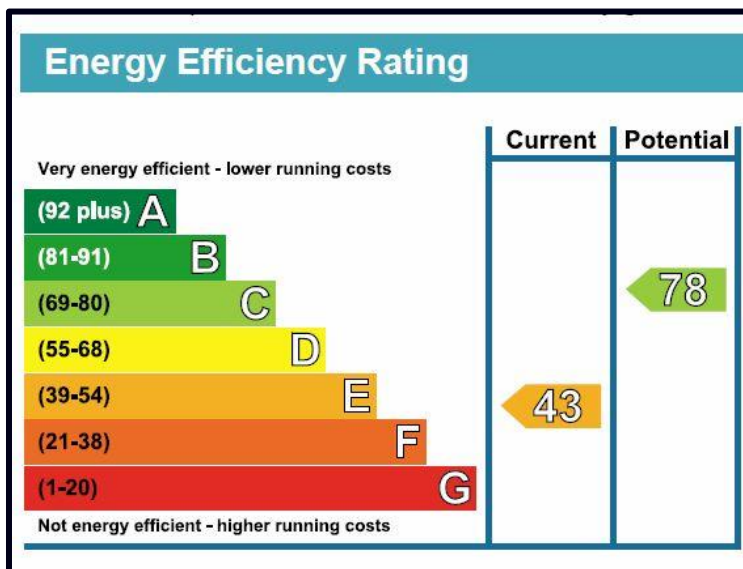
\* ENTRANCE HALLWAY/CLOAKROOM \* KITCHEN/DINER \* LOUNGE/DINER \* FOUR BEDROOMS \* FAMILY BATHROOM \* UTILITY ROOM \* DOUBLE GARAGE AND DRIVEWAY PARKING \* FRONT & REAR GARDENS  
\* GAS CENTRAL HEATING \* UPVC DOUBLE GLAZING \*



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This 1970's reverse level house is approached from the lane via a driveway which provides access to the double garage and parking. The front door leads into the entrance floor on the upper floor. On this floor is the large sitting room with French doors leading out to the balcony which looks down over the garden and across the Trusham valley. There is also the kitchen/breakfast room with fitted kitchen including integrated oven and hob, and the study. The four bedrooms are all situated on the lower ground floor as well as the large bathroom which includes a sunken bath, separate shower cubicle, hand basin and toilet. It has ceramic tiles floor and tiling to part walls and splash backs. Also on the lower level is a useful utility room with plumbing for a washing machine, a sink and the oil-fired boiler which supplies the radiators and domestic hot water. The utility has a door to the side of the house with access via steps to the garden.



The front garden is laid to lawn with established shrubs and mature trees. There is ample parking and the driveway leads to the double garage with up and over door, storage to roof area and window (not double glazed) to the side. The rear is of good size and slopes away from the house. It is enclosed by hedge and fence boundaries and also laid to lawn with well established shrubs and mature trees. It enjoys a pleasant rural outlook across the valley.

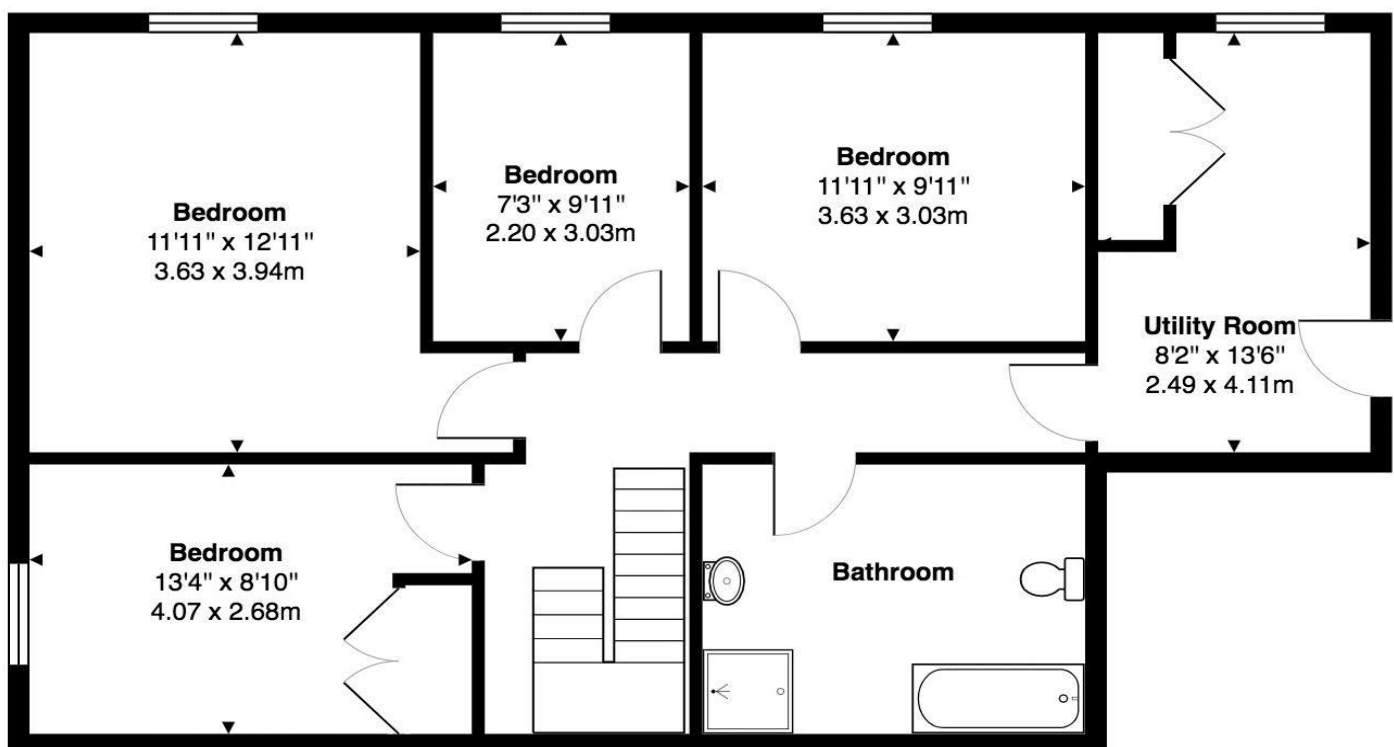
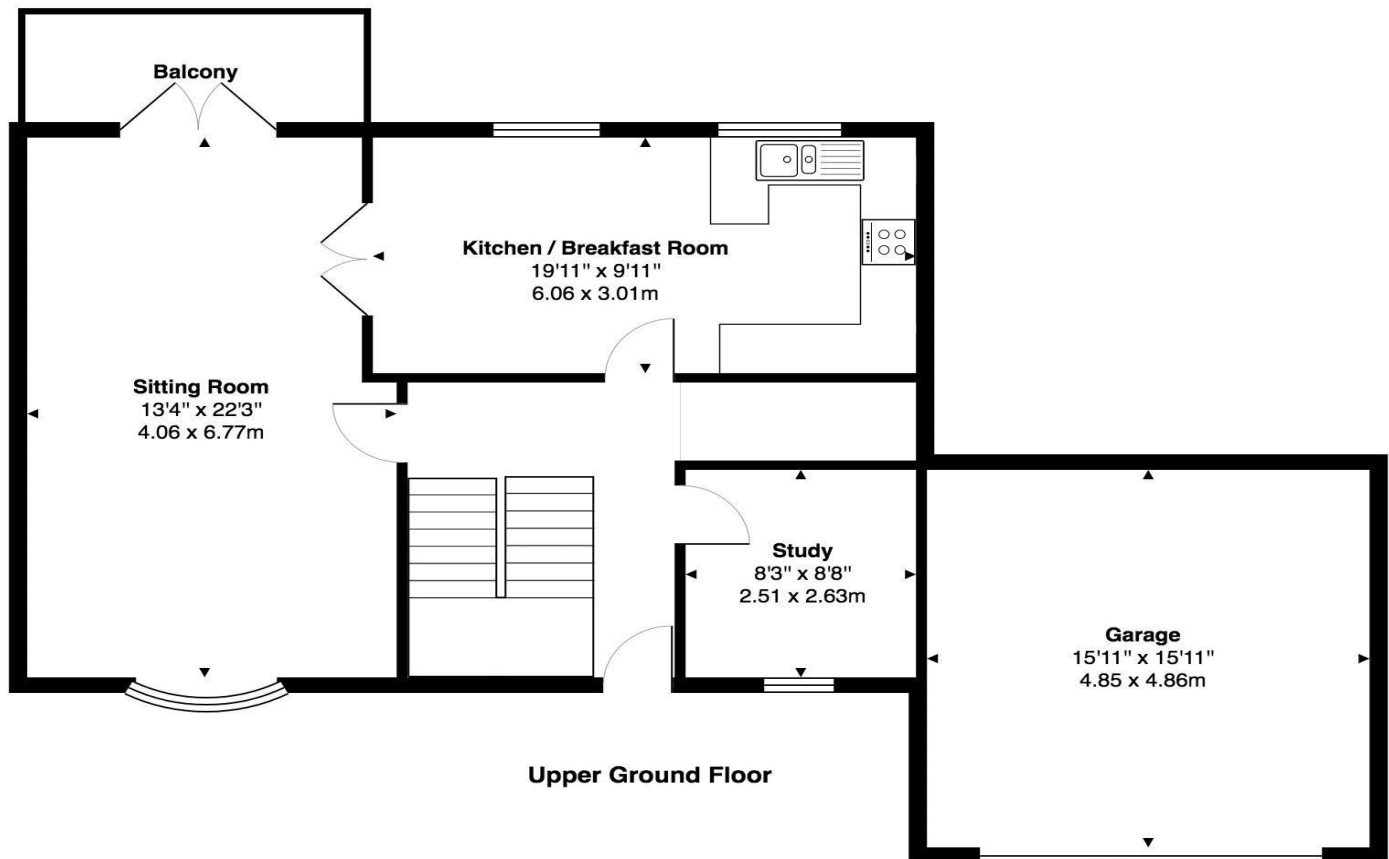
Trusham is located within the beautiful Teign Valley, has a parish church and popular inn/restaurant. Trusham has an excellent sense of village community. It is approximately three miles from the shopping facilities at Chudleigh and the A38 Expressway which links Plymouth to Exeter and the motorway network. 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 and Teign School for seniors.

**Viewing** Strictly by Appointment. Please contact us on 01626 853940 if you wish to arrange a viewing

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