



19 Lamb Park

Chagford, Newton Abbot TQ13 8DN



19 Lamb Park

Chagford, Newton Abbot TQ13 8DN

Asking Price £305,000

A three bedroom terraced house on this cul-de-sac development towards the edge of this sought after Dartmoor town. Offered with no upward chain and benefiting from gardens to front and rear and a Garage.

Situation:

The property is situated close to the centre of the picturesque old market town of Chagford, deep in the Dartmoor National Park, and is a superb location from which to access the open spaces of the high moor as well as the wooded, pastoral landscape of the nearby Teign Valley. With a thriving community, it has a comprehensive range of shops and other facilities including, inns, a primary school, medical, dental and veterinary facilities and churches.

Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access to the motorway and rail networks as well as the cathedral city of Exeter where all major facilities can be found. There are good public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls, tennis and a seasonal open-air swimming pool as well as a golf course nearby at Bovey Castle.

Description

Lamb Park is a cul-de-sac development of houses and bungalows mostly built in the late 1970's and situated just outside the Conservation area. No 19 offers some great rural views from the first floor bedrooms whilst the good sized Living Room overlooks its own rear garden. The house is double glazed and benefits from modern gas central heating and a recently installed modern white bathroom suite. Available with no upward chain there is some minor redecoration required.

Accommodation:

The front door opens into the hallway with stairs rising to the first floor and doors into the Living Room, Kitchen, and Cloakroom. The Living Room extends the full width of the house and has a brick feature fireplace and large sliding doors opening into the rear garden.

To the first floor are three bedrooms (one with walk-in wardrobe) all with good views towards the surrounding countryside, and a modern white bathroom suite of a bath, low level WC, and a wash basin. A cupboard off the landing houses the modern gas-fired boiler.

Outside:

There is a flat area of lawned garden to front with some shrubs and flowers leading up to a patio area adjacent to the house. Next to the front door is a secure outdoor store cupboard.

The rear garden has a patio area adjacent to the house and is slightly stepped down towards the back fence. There is a pedestrian gate providing access to a rear path.

A short walk away is the Garage block. No 19 has a single garage.





Services:

Mains gas, electricity, water and foul drainage.

Local and Planning Authority: West Devon Borough Council & Dartmoor National Park

Council Tax: Band C being £2,166.37 for 2024/5

Energy Performance Certificate: C72 with potential for B87

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions:

From our offices head north eastwards on the B3206 into Lower Street as though heading out of town and Lamb Park can be found on the left hand side just before the school. As you proceed into the development No 19 will be found in a terrace of houses almost directly in front of you.

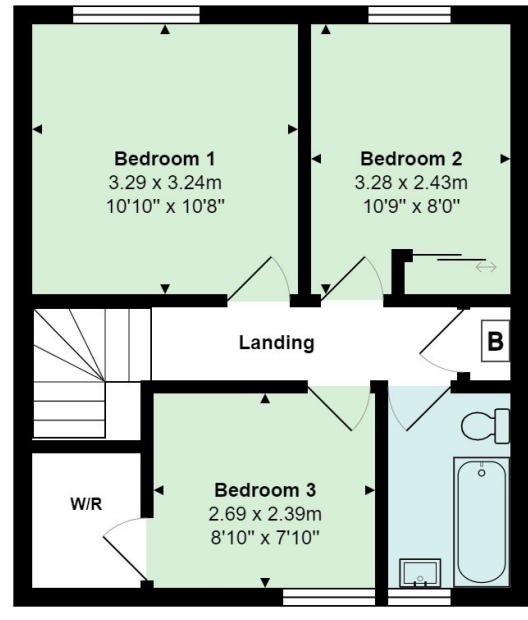
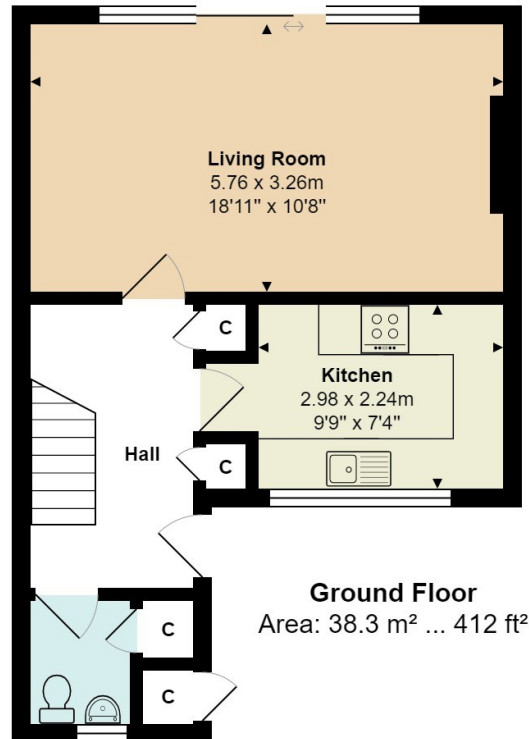
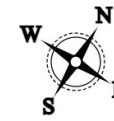
What3Words: ///makeovers.wished.worldwide



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



19 Lamb Park, Chagford TQ13



Total Area: 78.3 m² ... 843 ft²

All measurements are approximate and for display purposes only

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



Rock House, Southcombe Street, Chagford, Devon
TQ13 8AX Tel: 01647 432277
E-mail: dartmoor@rendells.co.uk

www.rendells.co.uk

