



31 Lamb Park

Chagford, Newton Abbot TQ13 8DN

RENDELLS

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Asking Price £405,000

A detached three bedroom bungalow in this tucked away location within Lamb Park, situated close to the centre of Chagford. Benefiting from a good sized rear garden and a Garage with parking to front. Offered with no upward chain.

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

The bungalow is in a tucked away part of the Lamb Park development and is believed to have been built circa 1973 and be of traditional cavity construction with additional cavity insulation added at a later date. It is fully double glazed and benefits from mains gas central heating. It has a traditional layout internally which works well with access out into its private rear garden or the secure side passage. It also benefits from a terraced garage with parking to front. It is offered with no upward chain.

Accommodation:

The front door opens into the entrance hallway providing access into all rooms and also the loft access. The Kitchen/Breakfast Room has been recently modernised and benefits from marble work surfaces, wood flooring, and soft close timber storage units with an integrated slimline dishwasher, space and plumbing for a washing machine, 4 ring gas hob and electric oven and grill, Butler-style Rangemaster sink, and a built-in wine rack.

The Living/Dining Room is south east facing and has windows and doors opening out to the rear garden. Two of the three double bedrooms also overlook the rear garden. A modern white shower room has been fitted to include a Washloo smart WC/Bidet, double shower cubicle with glass panel, wash hand basin, and a cupboard housing the gas fired combi boiler.

Outside:

There is an area of level lawn to front with a timber shed and access down the side to the rear garden. The side access has been enclosed to provide a useful storage and drying area whilst to the rear is a level patio adjacent to the bungalow providing an outdoor seating area for those warmer days which feels particularly private. The lawn area is bounded by mature hedging and is very slightly sloping.

A single garage with parking to front is located in a block of garages next to the property.





Services:

Mains gas, electric, water and drainage. Mains gas central heating. Superfast broadband available up to 80mbps (Source Ofcom)

Planning Authority:

Dartmoor National Park, Parke House, Bovey Tracey—01626 832093

Council Tax:

Band D (£2,437.18 for 2024/25). West Devon Borough Council.

Energy Performance Certificate:

Rated C73 with potential for B88

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.

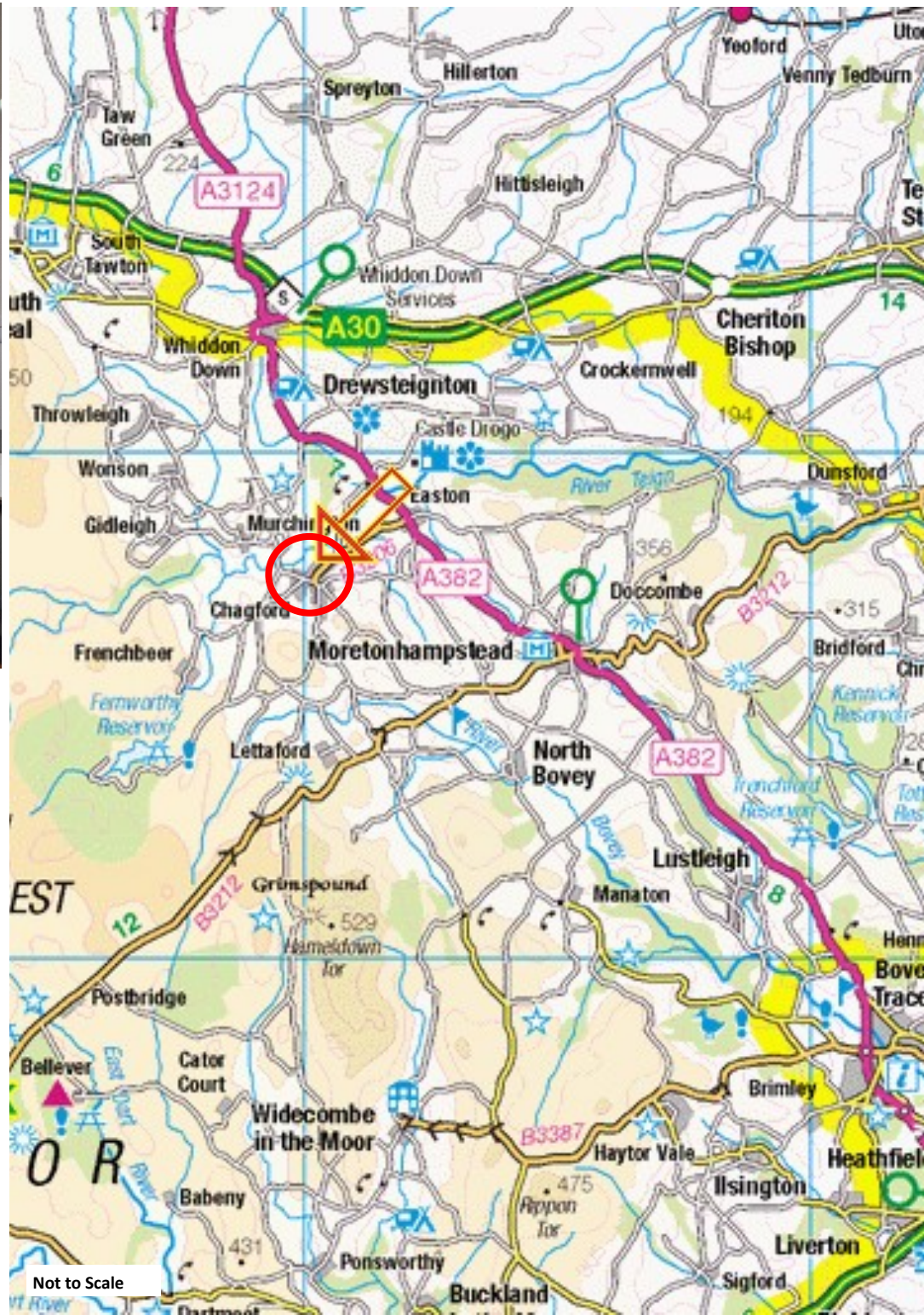
Directions:

From our offices turn left into Lower Street and follow the road for approximately 200 metres. Turn left into Lamb Park and follow the road down past the houses keeping to the right. A right turn takes you up to a number of bungalows set apart in the development. The property is the second one on the right.

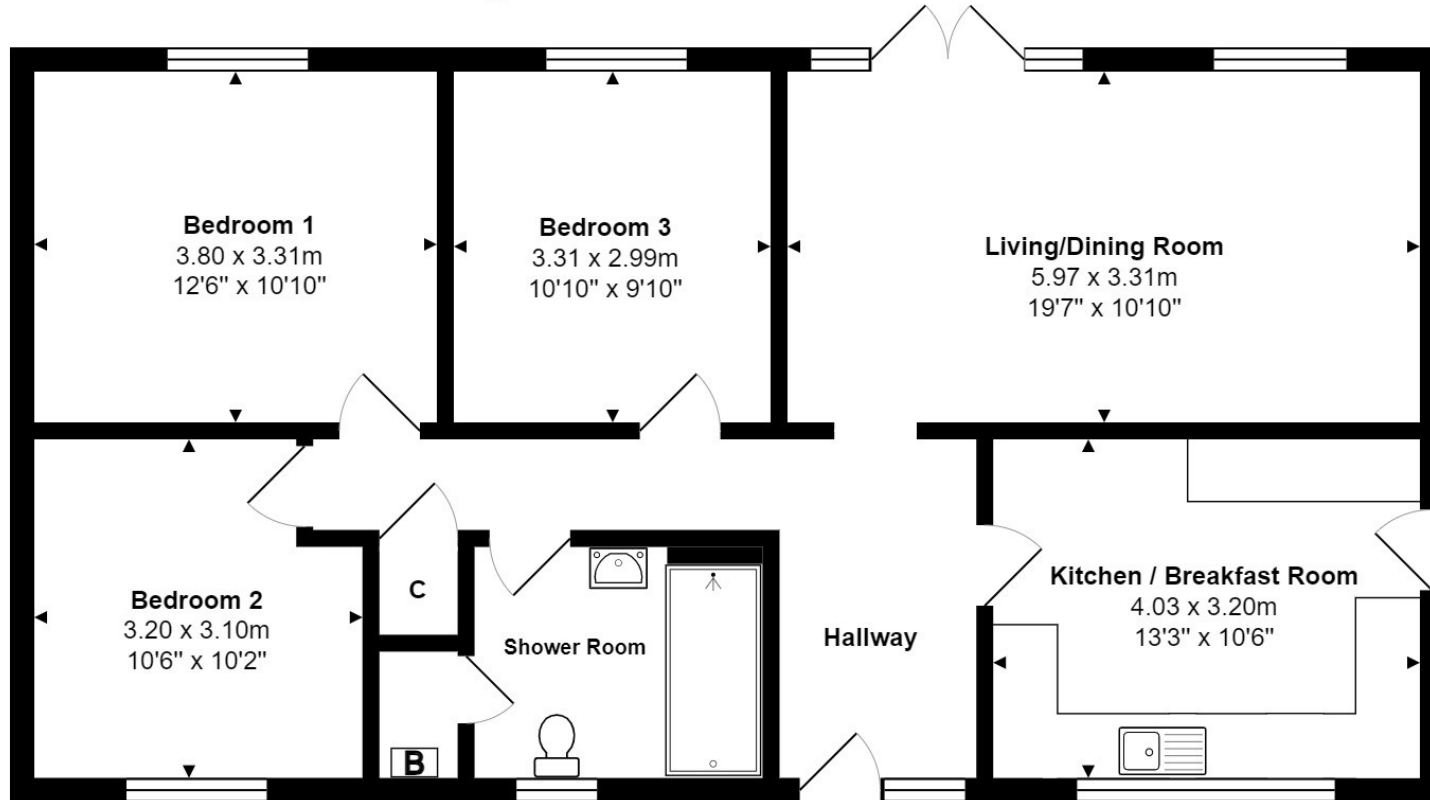
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core	Energy rating	Current	Potentia
2+	A		
1-91	B		88 B
9-80	C	73 C	
5-68	D		
9-54	E		
1-38	F		
-20	G		



31 Lamb Park, Chagford



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- 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.
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- 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.
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- 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.

Total Area: 87.2 m² ... 939 ft²

All measurements are approximate and for display purposes only