



Laburnham House

14 Moor Park | Newton Abbot | TQ13 8BY

**STUART
OLIVER**
RESIDENTIAL

Property Location

TQ13 8BY

A lovely three bedroom end of terrace period home located at the rear of a peaceful close in the heart of Chagford. Moor Park is a small close set on the site of the former Moor Park Hotel. The property has spacious reception room with a bay window and a high ceiling, there is also a separate kitchen/dining room. No onward chain.

- Period end of terrace home
- The heart of Chagford
- Cul de sac location
- Three bedrooms
- Spacious upstairs bathroom
- Main reception room
- Good size kitchen/diner
- Gas central heating and double glazed
- Two large loft areas
- Allocated parking and guest parking
- No onward chain

Situation

Chagford Square is located a short walk away and offers a great variety of independent traders, shops, pubs and a café. The town also offers a variety of sporting activities including a tennis club, football, cricket pitch as well as an open-air swimming pool available during the summer months. Chagford is set within the Dartmoor Park and offer fabulous walks on the moors and more locally the riverside walks and the commons set below Meldon Hill. Exeter is approximately 20 miles away and the A30 dual carriageway is only 5 miles giving access to the M5 motorway network.





Upon arrival you are greeted by a gravelled courtyard offering parking for visitors and private allocated parking for residents. Laburnham House is located to the rear corner with its private front garden. The property has an enclosed porch leading to the front door. Once inside there is an entrance hall with stairs to the first floor and doors to the kitchen/diner and the main reception room. The dining area is a good size offering a dual aspect to the rear and side allowing plenty of natural light. The kitchen is separated by a peninsular unit allowing the conversation to continue with guests whilst entertaining. The kitchen has a good range of wooden base and eye level units with plenty of granite effect work surfaces. There is a free standing double oven with a gas hob and an extractor fan over. There is space for a fridge, a freezer and space and plumbing for a washing machine and dishwasher. The kitchen houses the wall mounted Worcester gas boiler and also has a deep under stairs storage cupboard. The main reception room is to the front and is a very bright and spacious room with a high ceiling and a double glazed bay window with pleasant views overlooking the front garden and the close. The reception room has a feature fireplace with an ornate surround and inset real flame gas fire.

From the entrance hall stairs rise to the first floor mezzanine landing with doors to the second bedroom and the family bathroom. The second double bedroom has two front facing windows with lovely views over the wonderful surrounding countryside over the roof tops of a neighbouring close. This bedroom has a built in wardrobes and a cupboard housing the hot water tank. The family bathroom has a matching suite including a wc, a sink inset into a wooden vanity unit with storage below and a panelled bath with a shower over. This is a good sized family bathroom with a window allowing plenty of natural light. From the mezzanine landing there are just three steps up to the main landing which has doors to two further bedrooms and access to the two large loft areas. The main bedroom is located to the front and is a good sized double bedroom with built in wardrobes and views to the front and the side enjoying views over the neighbouring countryside. The third bedroom is a bright single room with views to the side and over the countryside beyond.

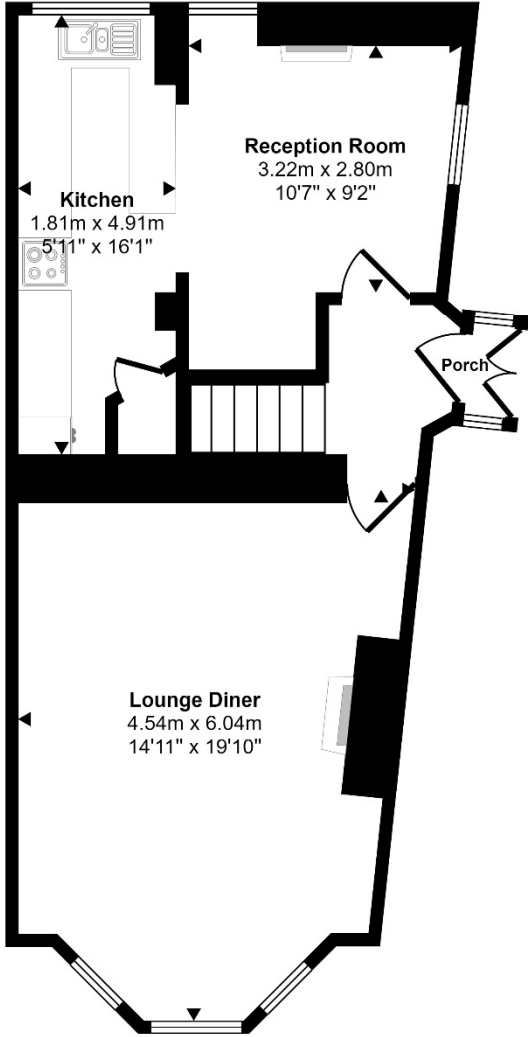
Outside there is allocated parking space close to the entrance and plenty of visitor parking within the close. The private front garden is mainly lawned with plenty of flower and shrub beds and the the garden is surrounded by a stone wall with a gated entrance. There is a rear communal garden for use by the residents.



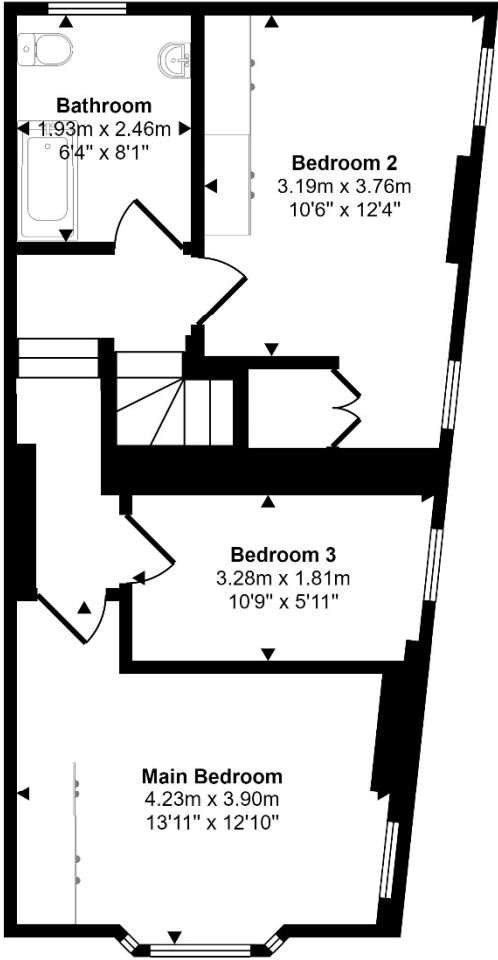




Approx Gross Internal Area
101 sq m / 1082 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft



First Floor
Approx 49 sq m / 532 sq ft

Council Tax Band: Band D
Tenure: Freehold

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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