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properties



33 Lamb Park
Chagford, Devon TQ13 8DN

£575,000 Freehold



The Property

33 Lamb Park is a chance to acquire a one of a kind detached property in Lamb Park, it is the only one on the site to have been built with the upstairs bedrooms without compromising the downstairs. The accommodation is generous with a good size kitchen, a large sitting room with a fireplace, a downstairs bathroom and a further downstairs w.c. There are two bedrooms on the ground floor, both with plenty of space, and there are two further large bedrooms on the first floor with lots of built in storage. The property has a large walled garden and a pleasant outlook to the front over a grassed area. It also owns two garages and parking in front. Fowlers strongly recommend viewing this property to appreciate what it has to offer.

Situation

Lamb Park is only about 350 paces from the bustling town square in Chagford where there is a wide variety of day to day and specialist shops, a post office, four pubs, cafes and restaurant. The Primary school, Pre-school and Montessori are only a very short walk from this house. Chagford is surrounded by countryside, riverside and moorland walks and has really good sports facilities with a football and cricket pitch, a pavilion, a bowling club, tennis club, skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

Council tax band

Band E

Services

Main gas, electricity, water and drainage.

Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen, gallery and the Old Forge cafe. Walk into Southcombe Street at the bottom of The Square and after about 150 metres this becomes Lower Street at the right hand bend. Walk down Lower Street and you will see a turning on the left, walk down the road till you see a pathway on your right, follow the path across the road and no 33 is the detached house in front.

Entrance hall

A upvc glazed door leads into the large entrance hall with access to the rear of the property on the other side of the hall. The flooring is wood effect vinyl and there is a large built in wardrobe.

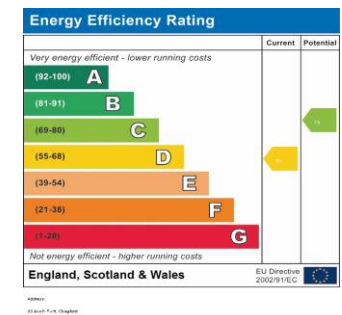
Kitchen

13' 3" x 11' (4.04m x 3.35m)

The kitchen is a good size south facing room with dual aspect double glazed windows looking out across the garden. The kitchen is fitted with wood effect base and wall cabinets and a laminate worktop. Built into the worktop is a double basin stainless steel sink with chromed mixer taps and a four burner NEFF gas hob. A chest height double NEFF oven is built into the cabinets and there is space for a washing machine and fridge. The kitchen has ample storage provided by a walk in pantry and a small cupboard above the kitchen door. The flooring is ceramic tiles.



- Detached property within walking distance of town
- Good size built in kitchen
- Large sitting room with patio doors to the garden
- Two downstairs bedrooms
- Two further double bedrooms upstairs
- Good size garden
- Two garages
- Parking for at least two cars
- Located on a quiet no through road
- No onward chain



Sitting room

11' 1" x 20' 11" (3.38m x 6.37m)

The sitting room is a very spacious room with double glazed sliding doors to the garden and two south facing double glazed windows. There is a fireplace with a stone surround and lintel which is not currently in use but still has the gas pipe so could be reinstated. The floor is carpeted and there is a built in dresser cupboard to provide storage.

Downstairs W.C.

The w.c has vinyl flooring and the wall are tiled to chest height. There is a low level w.c and a pedestal hand wash basin, an obscured double glazed window and a built in airing cupboard which houses the gas fired combi boiler.

Bathroom

The bathroom is fitted with a vinyl floor and wall tiles to chest height, there is a bath fitted with chromed mixer taps and a thermostatic shower, a low level w.c. and a pedestal hand wash basin. There are three built in cupboards adjacent to the bath for storage and an obscured glass double glazed window.

Bedroom 4/study

10' 7" x 8' 9" (3.22m x 2.66m)

This ground floor room is large enough to fit a double bed or would make an excellent study. There is a large double glazed casement window which can open into the room or be opened from the top to allow airflow and the floor is carpeted.

Bedroom 3

11' x 11' 1" (3.35m x 3.38m)

Bedroom 3 is a good size ground floor bedroom with ample storage provided by the built in wooden wardrobes. There is a double glazed window which looks onto the garden and the floor is carpeted.

First floor landing

A bright space with access to both bedrooms and the w.c. and which has plenty of sto built into the eaves and a Velux window.

Bedroom 1

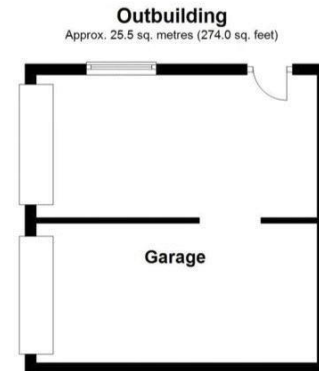
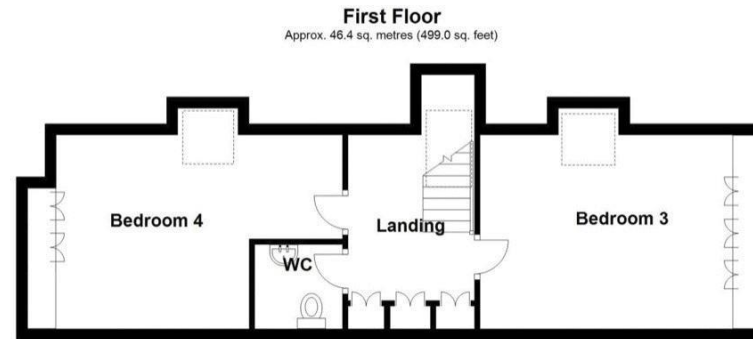
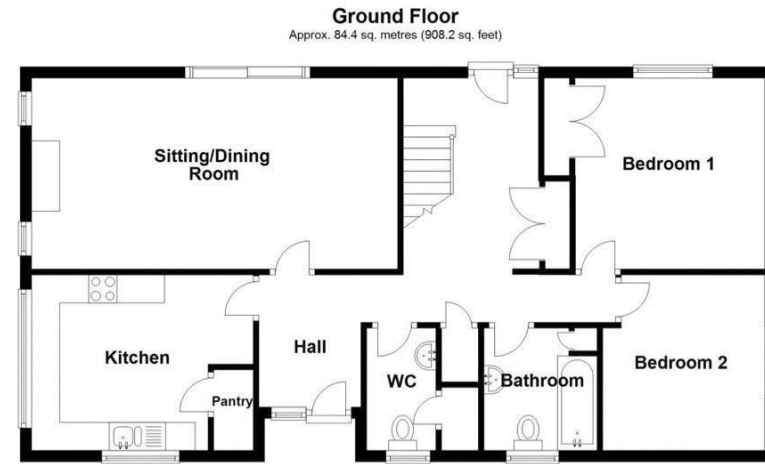
15' 6" x 11' 4" (4.72m x 3.45m)

Bedroom 1 is located on the first floor and is a lovely bright room with a double gl; Velux window which looks onto the garden and plenty of storage provided by the l built in wardrobe and cupboards.

Bedroom 2

10' 7" x 11' 2" (3.22m x 3.4m) widening to 16' 5"

Bedroom 2 is another first floor bedroom with a large Velux window with a view tc trees and fields beyond the house. There are built in wooden wardrobes on the back and the floor is carpeted.



Total area: approx. 156.2 sq. metres (1681.2 sq. feet)

First floor W.C.

The w.c. is accessed from the landing and has a pedestal hand wash basin and tiled splashback and a low level w.c. The floor is vinyl wood effect and there is an extractor fan.

Garden

No 33 has a sunny walled garden which wraps around the house with a shrub border providing privacy. There is a stone patio to the side of the house and a pathway which leads to a gate at the rear of the property and to the front which gives access to the garages.

Garages

16' 8" x 8' 1" (5.08m x 2.46m)

No 33 owns two garages in a block of six garages to the front of the property. They both have up and over doors with access between each through an archway. There is shelving at the rear of both and there is power and light.



VIEWING BY APPOINTMENT ONLY

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