

# fowlers

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## properties

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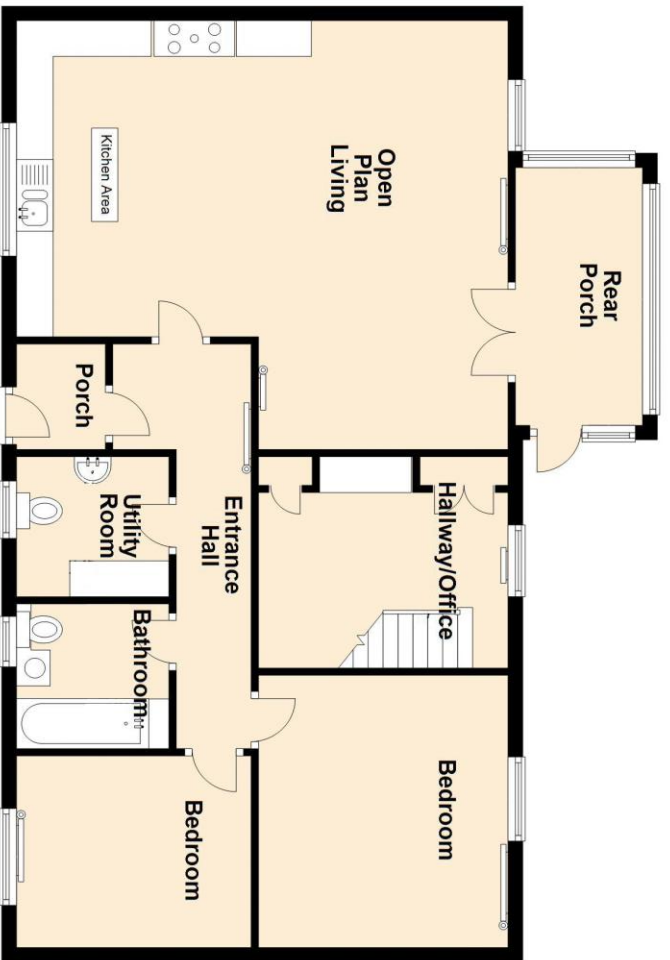
**30 Lamb Park, Chagford, Devon TQ13 8DN**

**Price : £550,000 Freehold**

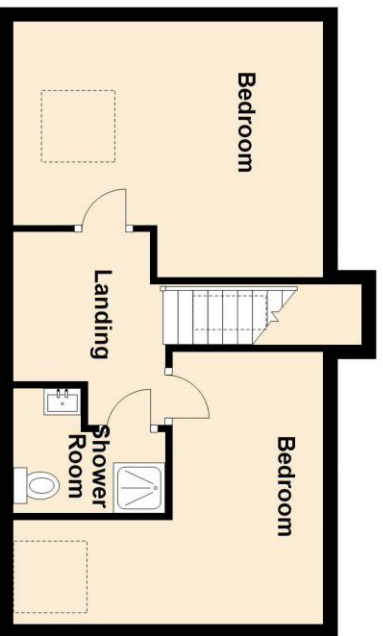


- A smart detached four bedroom family home • Fully double glazed and gas centrally heated •
- South facing rear garden • Porch and entrance hall • W.C./utility room •
- Open plan living/dining/kitchen room • Garden room • Bathroom and shower room •
- Four bedrooms • Single garage •





**Ground Floor**  
 Approx. 93.2 sq. metres (1002.7 sq. feet)



**First Floor**  
 Approx. 35.8 sq. metres (385.6 sq. feet)

Total area: approx. 129.0 sq. metres (1388.3 sq. feet)

## The Property

30 Lamb Park is a detached family home that has been extensively refurbished and extended into the roof to create comfortable family size accommodation with four bedrooms. It has a spacious open plan living area which combines the sitting, dining and kitchen and there is a garden room. On the ground floor there is a bathroom and a w.c./utility room and upstairs there is a shower room. To the rear is an attractive south facing garden which is mostly laid to lawn and the property benefits from having a single garage close by. Fowlers strongly recommend viewing this lovely home.

## Situation

The property is located on a quiet spur in Lamb Park in the outskirts of the vibrant ancient Stannary town of Chagford. The primary school, pre school and Montessori are all close by and the bustling town square is just a few minutes walk. Chagford offers a wide range of day to day and specialist shops, a Parish church, Roman Catholic church and chapel, a library and surgeries for doctor, dentist and vet. There are good sports facilities with a football and cricket pitch and pavilion, bowling club, tennis club, skate park, children's play park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks. Exeter is approximately 20 miles and the A30 dual carriageway is just 5 miles away.

## Accommodation

### Entrance

A pathway leads to the front door between a grassed area with some raised planters. The front door is obscure double glazed and panelled and leads into the porch.

### Porch 4' 10" x 3' 9" (1.47m x 1.14m)

Both the electric and gas meters are accessible from the porch and there is space for boots and coats. An LED light is fitted and a double glazed internal panelled front door leads into the hall.

### Hallway 19' 9" x 3' 4" widening to 6'8 (6.02m x 1.02m)

The reception area of the hall is the widest segment and a corridor leads to all other rooms. It is floored with a hard wearing vinyl tile and there are five LED downlighters, modern panelled doors to all rooms, a double panel radiator and a wall mounted thermostat.

### W.C./utility room 6' 5" x 6' 5" (1.95m x 1.95m)

This room is fitted with a low level w.c. with a concealed cistern and a hardwood sill beneath a grey upvc double glazed window. A porcelain basin and chromed mixer tap is fitted and has a vanity cabinet beneath and there is a worktop with space below for the automatic washing machine and dryer. Mounted on the inner front wall is the Vaillant gas combi central heating boiler.

### Living room 21' 7" x 19' 7" (6.57m x 5.96m)



A good 'L' shaped open plan family space with grey upvc windows to front and rear and a pair of glazed double doors to the garden room. There are two double panel radiators, a TV point and three pendant light points. The floor is laid with engineered oak. The sitting area is to the rear of the house and has ample space for two sofas and a work station. The kitchen is fitted with a smart range of base and wall cabinets finished in a mixture of grey woodgrain and bold solid colours and there are extensive marble effect worktops and wood effect ceramic tiled splashbacks, a one and a half bowl composite sink with a copper mixer tap, a built in microwave and dishwasher and spaces for a large cooking range and a fridge freezer. There is space for a good size dining table and chairs.

**Garden room 11' 10" x 6' 2" (3.6m x 1.88m)**



This room has grey upvc double glazed windows, a double panel radiator, an engineered oak floor and a upvc double glazed door to the garden.

**Bathroom 6' 7" x 6' 5" (2.01m x 1.95m)**



The bathroom has a patterned vinyl tile floor, a grey upvc double glazed window, two LED downlighters and a chromed dual fuel towel rail. It is fitted with a white pressed steel bath with a shower/mixer tap, a glazed folding shower screen, and a wood effect ceramic tiled shower splashback incorporating a built in thermostatic shower with a rain shower head. The basin is a table top steel bowl with bespoke copper taps which sit on a hardwood top with a vanity unit below and there is a low level w.c. with a concealed cistern. A cupboard for toiletries is fitted behind the head of the bath.

**Bedroom 1 12' 5" x 11' 1" (3.78m x 3.38m)**



A rear facing double bedroom with a upvc double glazed window, a single panel radiator, ceiling coving and a grey woodgrain laminate floor.

**Bedroom 2 10' 3" x 8' 9" (3.12m x 2.66m)**



A front facing room with a grey upvc double glazed window, a pendant light point, a coved ceiling, a double panel radiator and a grey woodgrain laminate floor.

**Inner hall/study 11' 2" x 9' 11" (3.4m x 3.02m)**



This former bedroom has been converted into an additional element of hallway with built in storage cupboards with louvred doors and top cupboards, a fitted desk, understairs storage, a upvc double glazed rear window, a double panel radiator and a new staircase to the first floor.

**First floor landing 6' 6" x 6' 1" (1.98m x 1.85m)**

The landing is floored with vinyl tiling, has access to the eaves, fitted bookshelves, a pendant light point and latched doors to the shower room and the two bedrooms.

**Shower room 6' 6" x 4' 5" (1.98m x 1.35m)**

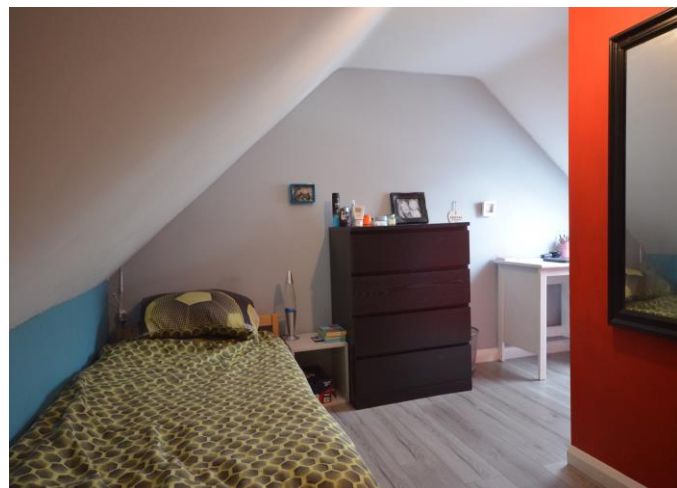
This space has a built in shower stall with waterproof walls, a fitted Mira Vie electric shower, a wash basin set on a top with a vanitary cupboard below, a wall light point, a low level w.c., an extractor fan and a wall mounted chromed electric towel rail. The floor is laid with vinyl tiles.

**Bedroom 3 13' 4" x 11' 10" (4.06m x 3.6m)**



A double room with a velux double glazed skylight and blind, a grey wood effect laminate floor, a pendant light point and a doorway access to the remaining loft void.

**Bedroom 4 13' 6" x 11' 10" (4.11m x 3.6m)**



This is an 'L' shaped room with a velux double glazed skylight and blind, a grey wood effect laminate floor, a pendant light point and fitted shelving.

**Exterior**

**Garden 47' x 33' (14.31m x 10.05m)**



The rear garden is south facing and has a pathway from the garden room to the side access gate and a retaining wall with a flower border and lawn behind. The majority of the garden is laid to grass with a raised, gravelled sitting area in one corner. It is securely fenced with close boarded fencing.

## Services

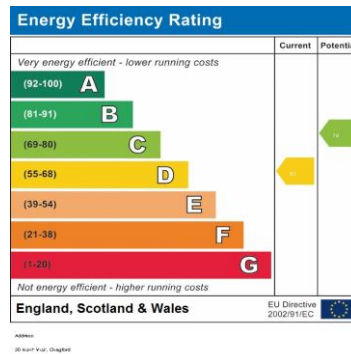
Mains gas, water, electricity and drainage.

## Council tax band

Band D

## Directions

From Fowlers front doors turn right and walk down and out of The Square passing Astor's bookstore and into Southcombe Street which becomes Lower Street at the next right hand bend. Follow Lower Street down through the pinch point and then take the next on the left which is Lamb Park. Follow Lamb Park as it curves to the left and take the first right and then first right again into the spur where No.30 is located on the right.



## Viewing by appointment only

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