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properties



## Market Cottage

Store Street, Chagford, Devon TQ13 8BJ

**£410,000** Freehold



### The Property

Market Cottage is a modern home which is gas centrally heated and double glazed. It has a parking bay beneath a timber deck which has far reaching views to the moor and access from the first floor sitting room. There are small patio gardens front and rear with access from the ground floor living room. The accommodation comprises an entrance hall, a living room and kitchen, a shower/w.c. and a double bedroom on the ground floor whilst upstairs there is a landing, a spacious sitting room with views, a smart bathroom and two bedrooms, one of which has a mezzanine area for a study or sleeping platform. The property is in generally good condition but may require some minor cosmetic improvements. Fowlers strongly recommend viewing this flexible home with its super convenient location.

### Situation

Market Cottage is less than 100 paces from the bustling town square and yet it is in a lovely quiet setting with some excellent views. Chagford offers a wide variety of day to day and specialist shops, a library, surgeries for doctor, dentist and vet, a Primary school, pre school and Montessori, four pubs and numerous cafes. It is a vibrant community. Surrounding the town are countryside, riverside and moorland walks and Chagford has excellent sports facilities with a football and cricket pitch, 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 just about 5 miles away and Exeter is approximately 20 miles.

### Council tax band

Band D

### Directions

From Fowlers front doors turn left and walk to the top of The Square. Turn left into High Street and walk to the end of the road and turn right into New Street. Take the first turning on the right by Stannary Place and walk down the lane. Market Cottage is on the right before the back entrance to the Three Crowns private car park.

### Entrance lobby

A multi locking portcullis style front door leads into this useful lobby where there is space for coats and shoes and a built in seat. The lobby opens out into the living room.

### Living room 12' 5" x 16' 10" (3.78m x 5.13m)

This is a bright space with double glazed wooden patio doors to either side each leading to a courtyard. The ceiling is coved, there are three pendant light points, two single panel radiators and doors to the inner hall and the kitchen.

### Kitchen 15' 2" x 8' 4" (4.62m x 2.54m)

The kitchen has two south facing double glazed wooden windows for excellent natural light and there are three ceiling mounted spotlights and a vinyl floor. It is fitted with a range of base and wall cabinets with plenty of cupboards and drawers and granite effect work surfaces with tiled splashbacks and a single drainer stainless steel sink. There is space for a dishwasher, gas cooker and an automatic washing machine. An Ideal W2000 gas central heating boiler is wall mounted and a door leads into the inner hall.

- A central but quiet location less than 100 paces to the town square
- A semi detached home with parking bay, patio and deck
- Some views to the moor
- Entrance hall and shower room/w.c.
- Ground floor living room and kitchen
- Ground floor double bedroom
- Spacious, bright first floor sitting room
- Two bedrooms one with mezzanine
- Smart modern bathroom
- Double glazed and centrally heated by gas



### Inner hall

The staircase has mahogany balusters and handrails and beneath it is a storage cupboard. There are two ceiling downlighters, a single panel radiator and doors to the shower room and the ground floor bedroom

### Shower room

This is fitted with a fully tiled shower cubicle with glazed white tiling, a built in chromed thermostatic shower, an extractor fan and folding glazed shower screen doors. A wash basin is fitted with tiled splashbacks and a vanity cupboard below, there is a low level w.c., wall tiling to waist height, a fitted towel rail, a ceramic tiled floor and a single panel radiator.

### Bedroom 1 15' 3" x 8' 4" (4.64m x 2.54m)

A double glazed window looks out to the back courtyard, there is a coved ceiling, a pendant light point, two wall mounted light points with a dimmer switch and a single panel radiator. There is ample space for fitted wardrobes.

### First floor landing

The stairwell is protected by a mahogany balustrade and a glazed door to the sitting room lets in good natural light. There are two ceiling mounted downlighters, a single panel radiator, a wall mounted central heating thermostat and a large double airing cupboard with insulated cylinder, immersion heater and the central heating timer.

### Sitting room 16' 11" x 14' 9" (5.15m x 4.49m)

A generous first floor sitting room with three large double glazed windows letting in plenty of natural light and some views to the moor. A double glazed door leads out to the deck. The room has a tiled hearth and a gas point and provision for a flue should a gas stove be fitted. There are two double panel radiators, a TV point, six ceiling mounted downlighters and there are a pair of exposed feature structural beams.

### Bathroom

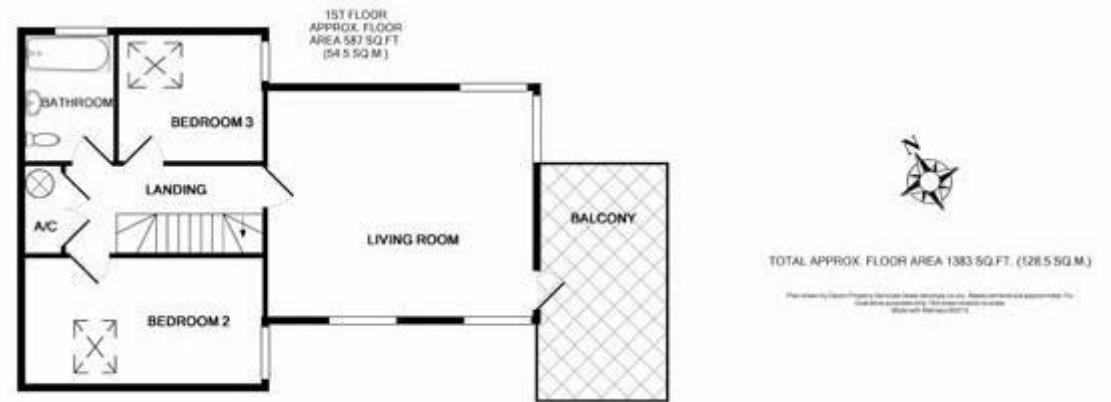
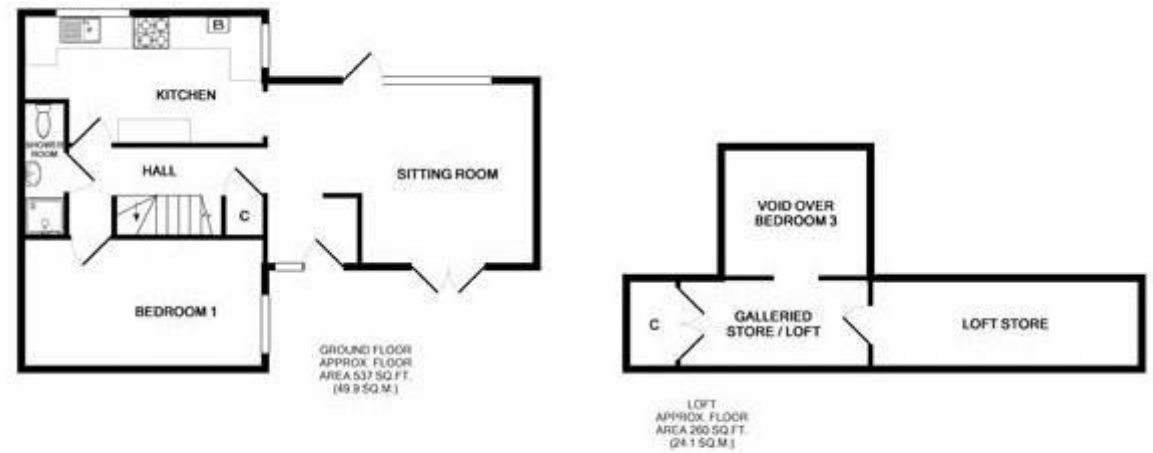
The bathroom has been quite recently refitted and comprises a ceramic tiled floor and wall tiling to waist height, a white suite of panelled bath with a shower/mixer tap, a pedestal wash hand basin and a low level w.c. A double glazed wooden window faces to the front, there is a central ceiling light fixture, a wall mounted shaver/light, a fan heater and a single panel radiator.

### Bedroom 2 15' x 8' 4" (4.57m x 2.54m)

This room has a double glazed velux skylight, a wooden double glazed window looking out to the courtyard and a double panel radiator. There is ample space for fitted wardrobes.

### Bedroom 3 9' x 8' 3" (2.74m x 2.51m)

This room has a double glazed wooden window, a roof mounted velux double glazed skylight, a fitted spotlight fixture and a pull down ladder to the mezzanine above.



### Mezzanine area 12' x 6' 4" (3.65m x 1.93m)

A balustrade protects the mezzanine level where there is room for a pair of twin beds, a ceiling mounted spotlight fixture and access to two attic voids which are floored and have the cold water tank.

### Exterior

#### Front courtyard

The courtyard at the front of the property where the main entrance door is sited comprises a part gravelled and part paved courtyard with raised planters and a gated access to the Drang to High Street. It also leads to the covered parking bay set beneath the deck.

#### Rear courtyard 16' 1" x 4' 2" (4.9m x 1.27m)

This is accessed from the ground floor living room and it is walled. It is quite the suntrap and has ample space for a Bistro set.

#### Deck

Accessible from the first floor sitting room, the deck enjoys views across the rooftops of Chagford to the countryside and the moor.



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(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Least energy efficient - highest running costs			
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