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properties



6 Berry Lane
Chagford, Devon TQ13 8FU

£635,000 Freehold



The Property

6 Berry Lane is a lovely home which is just two years old with 8 years NHBC cover remaining. The house is very well presented and very spacious with large windows allowing in plenty of natural light. On the ground floor the entrance hall is spacious and gives access to the sitting room which has a marble fireplace and French doors to the garden, there is a generous kitchen/dining room, a w.c. and utility room. On the first floor is a bright landing, a family bathroom with a shower as well, the main bedroom and ensuite shower room and three further double bedrooms. The rear garden is south facing with a large patio and lawn and there is a big single garage with a large parking space in front. Fowlers very strongly recommend viewing this super family home.

Situation

Berry Lane is located at the very edge of Chagford close to some great countryside walks and only a few minutes walk to the bustling town square. Chagford offers a wide variety of day to day and specialist shops, four pubs, cafes and restaurant, galleries and banking and postal facilities. There is a smart new primary school and pre school, a Montessori, Parish church, Roman Catholic church, chapel and a library. The town is surrounded by countryside, riverside and moorland walks and sports facilities include a football and cricket pitch with 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 about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, electricity, water and drainage.

Council tax band

Band E

Directions

What Three Words: nylon.starring.speaking By foot from Fowlers: turn right out of Fowlers front doors and walk down The Square turning right to go through the Lychgate and then left down the pedestrian path alongside the churchyard. At the bottom of the path join Westcott Lane and continue down the hill. At the roadway entrance turn left into Ellis Drive and then almost immediately right into Berry Lane. No.6 is just along Berry Lane on the right. By car: go to the top of The Square and turn left. At the next junction turn left and then left again into Westcott Lane. Drive down Westcott Lane and take the second turning on the left into Ellis Drive and then turn right into Berry Lane. No.6 is on the right.

Entrance

A porch shelters the broad multi locking front door which has stainless steel door furniture and obscure glazed side panels. The porch is lit by two LED downlighters.

Hallway

A good size hallway with plenty of elbow room, good natural light and panelled doors to all rooms and to the large understairs cupboard which houses the media inputs and where the smart meter and consumer unit are located. There are two pendant light points, a vinyl wood effect floor and a staircase with white painted balusters and oak post caps and handrails.

Sitting room

A double aspect room with a broad upvc double glazed window to the front and French doors to the patio at the rear. There is a handsome marble fireplace with a fitted gas coal effect fire and there are two pendant light points, a lighting circuit for side lamps, two double panel radiators, TV and satellite points and ample power points, some with USB charging points.

- A spacious recently built detached family home
- South facing rear garden, large single garage and big parking space
- Generous entrance hall with w.c.
- Sitting room with marble fireplace and French doors
- Triple aspect kitchen/dining room
- Utility room
- Bright and airy landing with family bath/shower room
- Main bedroom with ensuite shower room
- Three further double bedrooms
- B rated EPC, full double glazing and gas fired central heating

Kitchen/dining room

The dining area is a bright space with two large upvc double glazed windows, a ceramic tiled floor that matches the kitchen floor, two pendant light points and plenty of space for a good size dining table, an island unit, cabinets and cupboards. The kitchen is very well fitted with an extensive range of base and wall cabinets with quartz work surfaces which have worktop lighting. There are plenty of cupboards and drawers and fitted appliances include an AEG induction hob, dishwasher, extractor hood with light and a fridge/freezer. There is a full height upright pull out larder as well. A broad upvc double glazed window with a tiled sill looks out to the garden, and the floor is laid to ceramic tiles.

Utility room

This is fitted with a range of base and wall cabinets with stone effect worktops, 'metro' style white tiled splashbacks, a composite single dyer, a wall mounted Vaillant EcoFit gas fired central heating boiler, an extractor fan, a single panel radiator and a upvc double glazed door to the garden.

W.C.

This w.c. is fitted with a white suite of low level w.c. and a pedestal wash hand basin with a chromed mixer tap, a fully tiled ceramic floor, walls tiled with textured tiles to chest height, a pendant light point, extractor fan and a single panel radiator.

First floor landing

The landing is spacious and bright with a white painted balustrade and oak handrails. A upvc double glazed window faces to the front and panelled doors lead to all rooms and to the airing cupboard which has a Vaillant insulated hot water cylinder, immersion and shelving. The landing has a double panel radiator.

Family bathroom

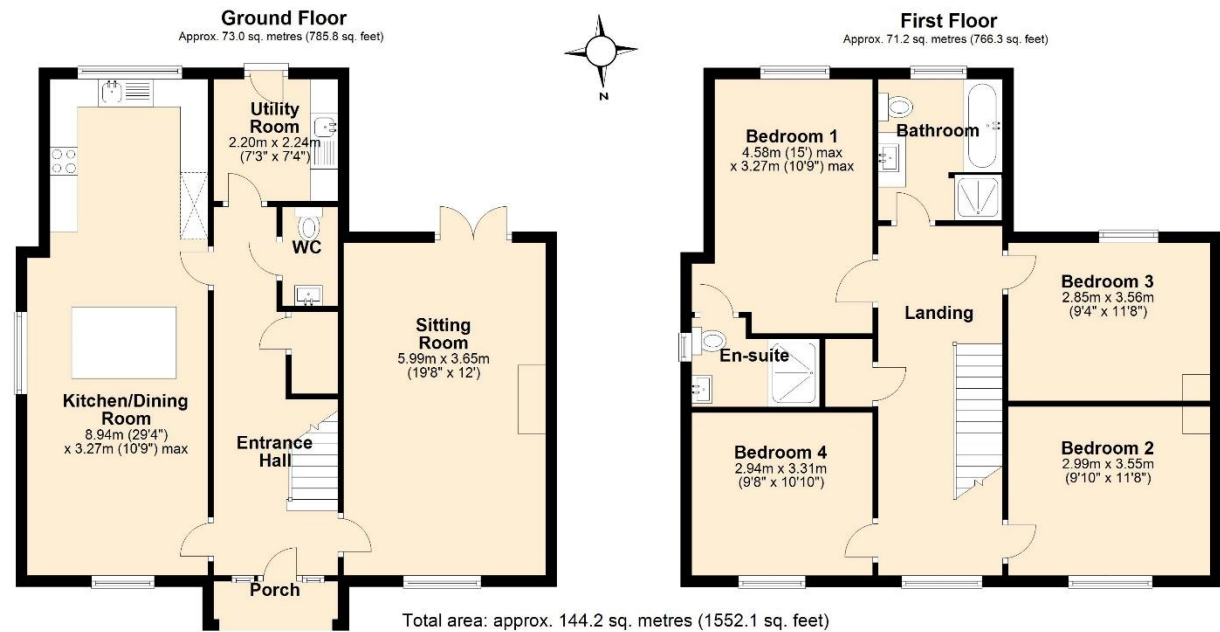
A very well appointed bathroom with a fully tiled shower which has a folding glazed shower screen door and a built in thermostatic shower. The bath has a side mounted mixer/shower tap and the splashbacks and walls are tiled to chest height. A low level w.c. is fitted and there is a wash hand basin with a vanitary cupboard beneath. The floor is laid to vinyl and there is a upvc double glazed obscure window with a tiled sill, an extractor fan, a wall mounted shaver point/light and a dual fuel chromed heated towel rail.

Main bedroom

This rear facing bedroom has a broad upvc double glazed window, a double panel radiator, a pendant light point, a wall mounted wireless central heating thermostat and a panelled door to the ensuite shower room.

Ensuite shower room

The large fully tiled shower has a glazed screen and sliding door and a built in thermostatic shower. A wash hand basin is fitted with a chromed mixer tap, there is a low level w.c., walls tiled to chest height, an extractor fan, ceiling light point, a shaver/light, a chromed dual fuel towel rail, a vinyl floor and a upvc double glazed side window.



Bedroom 3

This rear facing double bedroom is presently used as a dressing room and it has space for a bank of wardrobes. There is a double panel radiator, a pendant light point and a view to the garden.

Bedroom 2

A front facing double bedroom with a upvc double glazed window, a pendant light point and a double panel radiator.

Bedroom 4

A front facing double room with a pendant light point, a upvc double glazed window and a double panel radiator.

Exterior

To the front

To the front of No.6 there is a pair of borders with a central path to the porch. To the side of the property is a broad paved driveway with access to the single garage and with a painted gate to a path to the rear garden.

Rear garden

The south facing garden is mainly laid to lawn with a paved path along the rear of the house and steps up to the lawn. There is a large paved patio and an area at the side of the house for a small shed and garden storage. There is exterior lighting and an outside tap and an additional timber built garden shed with power measuring 9' x 6' / 2.74m x 1.82m. A upvc double glazed door leads into the single garage.

Garage

A generous block built single garage with power and light, a metal up and over door and eaves storage.



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