

fowlers
properties



6 Stannary Place
Chagford, Devon TQ13 8SY

£475,000 Freehold



The Property

Built about 30 years ago, 6 Stannary Place is a smart detached bungalow in a convenient and quiet setting just a short, virtually level walk to the excellent amenities that Chagford has to offer. The property has a modest garden facing south and east and a reserved parking space. The accommodation comprises an entrance hall, a w.c., a sitting room with French doors to the garden, double doors to the dining area, a kitchen, utility room, bathroom with both bath and shower and two double bedrooms with built in wardrobes. It is fully double glazed and gas centrally heated throughout and is presented in good order. Fowlers strongly recommend viewing this lovely home.

Situation

Stannary Place is located just 100 metres from the bustling town square and it has its own private parking with a reserved space for no.6. Chagford has a wide variety of day to day and specialist shops, four pubs, cafes, surgeries for doctor, dentist and vet, a library, Primary school, pre school and Montessori and a Parish church, Roman Catholic church and a chapel. The town is surrounded by countryside, riverside and moorland walks and sports facilities include a football and cricket pitch, a tennis club, bowling club 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, water, electricity and drainage.

Council tax band

Band D

Directions

From Fowlers double doors turn left and walk to the top of The Square. Turn left and walk past the Three Crowns Hotel. Adjacent to the Green Man Tea Room is an alleyway. Walk up the alley and at the very top bear right and look left to see into the parking of Stannary Place. No.6 is the bungalow right in front of you.

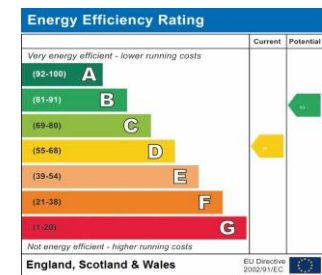
Porch

The recessed entrance porch has a slate paved base and a timber multi locking panelled door to the entrance hall.

Hallway

The ceiling is coved and there is a pendant light point, a single panel radiator, panelled wooden doors to all rooms, a built in cloaks cupboard and an airing cupboard with shelving and radiator. A loft hatch leads up to the insulated loft void.

- In a quiet off road setting just 100 metres from the town square
- A modern detached bungalow home in good condition
- Fully double glazed and centrally heated by gas
- Entrance hall
- Spacious sitting room with French doors to the garden
- Dining room and kitchen with utility room
- Two double bedrooms with built in wardrobes
- Bathroom with shower
- Parking and modest garden
- A most convenient place to live with great access to amenities and countryside walks



W.C.

This is fitted with a white low level w.c. and matching wash hand basin, a single panel radiator, a pendant light point, an obscure double glazed wooden window and a vinyl floor.

Sitting room

This lovely room is almost square and features a fireplace for a gas fire (currently decommissioned), two double glazed timber windows and matching French doors, a coved ceiling, three wall light points, TV and satellite points, two single panel radiators and a pair of panelled double doors to the dining area.

Dining area

The ceiling is coved and there is a double glazed side window, a large single panel radiator, two wall light points, a central ceiling light point, a panelled wooden door to the utility room and a doorway back to the entrance hall. A broad opening leads into the kitchen.

Kitchen

This is a well fitted kitchen with a wooden double glazed front window, a coved ceiling, vinyl floor, a good range of original base and wall cabinets with pelmets and worktop lighting above the roll top wood effect work surfaces, a one and a half bowl stainless steel sink and mixer tap and built in appliances which include a four burner gas hob with an extractor hood above and a double electric oven/grill.

Utility room

A most useful room with a wooden double glazed front facing window, a base cabinet with a wood effect roll top work surface, a single drainer stainless steel sink and space for an automatic washing machine. The floor is laid to vinyl and the Vaillant gas fired central heating and timer are wall mounted.

Bedroom 1

A good size rear facing double bedroom with a wooden double glazed window, a coved ceiling, built in double wardrobes with panelled wood sliding doors, hanging rails and shelving. There is a coved ceiling and a pendant light point.

Bedroom 2

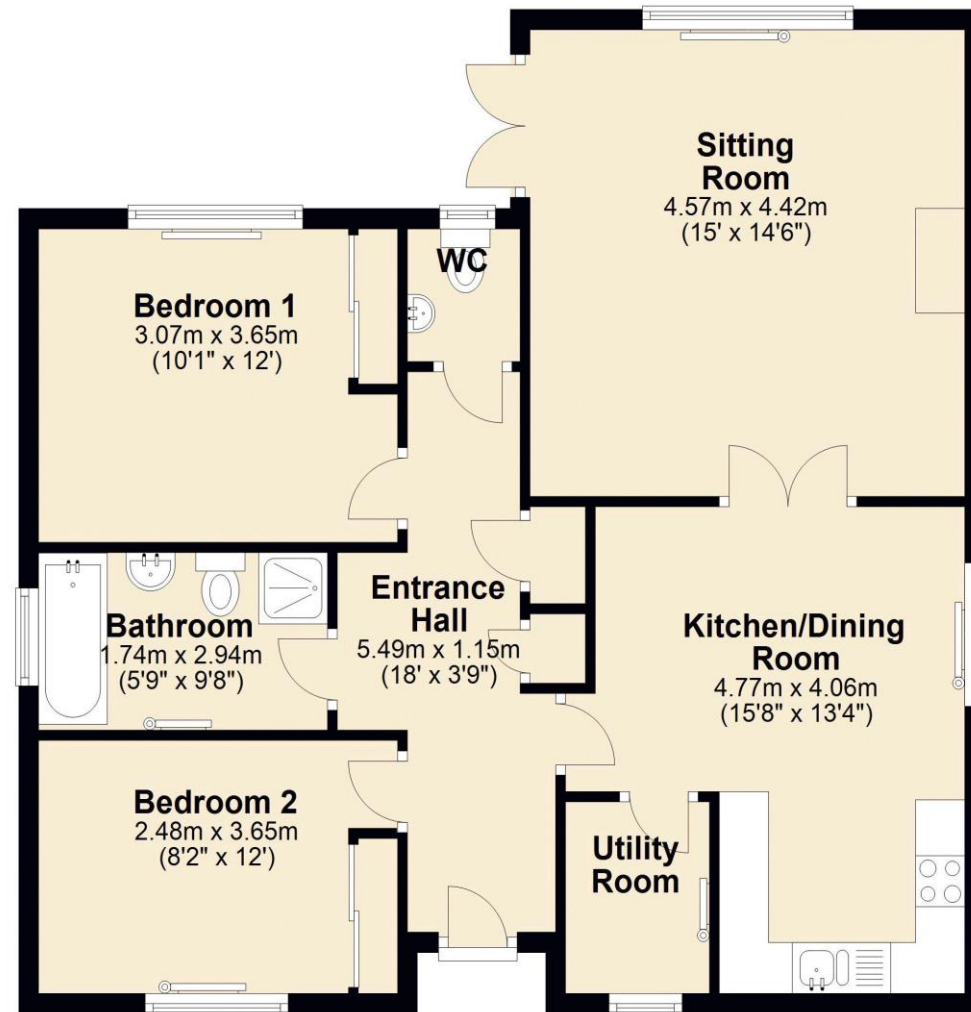
A front facing double room with a coved ceiling, a single panel radiator, a pendant light point and built in wardrobes with panelled wood sliding doors and hanging rails.

Bathroom

The bathroom has a side facing wooden double glazed window, a coved ceiling, a ceiling light point and a vinyl floor. The suite comprises a white pressed steel bath with a wood trimmed side panel, a shower cubicle with tiled walls and a built in thermostatic shower, a glazed side panel and door, a low level w.c., a pedestal wash hand basin with adjacent shaver point, an extractor fan and a single panel radiator.

Ground Floor

Approx. 78.2 sq. metres (841.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.9 sq. feet)

Exterior

The garden is modest and is situated to the east and south of the property. To the east is a gravelled area with space for a table and chairs for morning coffee and a paved path to the side gate. To the south is a paved area for sitting and a gravelled area with raised planters and a timber shed for storage.

Parking

Stannary Place has a single parking space for each property.



VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.