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properties



5 Drovers Lane
Bellacouch Meadow, Chagford, Devon TQ13 8FQ

£625,000 Freehold



The Property

No.5 Drovers Lane is one of a handful of Premier Plus detached homes on this popular, high quality development. This home is set out over three storeys with high levels of insulation, full double glazing and a B rated EPC. The accommodation is bright and comprises an entrance hall, w.c., a sitting room with windows on three sides and a builder installed wood burning stove, a very smart kitchen dining room with stone worktops and a matching utility room on the ground floor. On the first floor is a bright landing, a family bath/shower room, two good double bedrooms, a larger double bedroom and a very spacious ensuite shower room. The top floor is dedicated to the principal bedroom suite with a generous sleeping area and a superb and spacious bathroom with a large walk-in shower and a lovely deep tub. There is a small front garden planting area and a good size south facing rear garden with a lawn and patio. At the rear is a parking space and a large single garage with an electric up and over door. The house is very well presented and Fowlers very strongly recommend viewing.

Situation

Drovers Lane is located only about a 10 minute walk from the bustling town square in the ancient Stannary town of Chagford and is part of the popular, high quality development called Bellacouch Meadow. It is located only a five minute walk to the C of E Primary school, pre-school and Montessori school. Chagford offers a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. There is a library, surgeries for doctor, dentist and vet, a children's playground and skate park and excellent sports facilities with a football and cricket pitch and pavilion, a bowling club, tennis club and an open swimming pool in the summertime. Chagford is surrounded by countryside, riverside and moorland walks and yet the A30 dual carriageway is only 5 miles away and Exeter is only 20 miles.

Council tax band

Band F

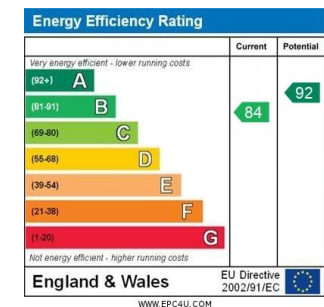
Services

Mains gas, water, electricity and drainage. Superfast broadband with fibre direct to the house.

Directions

What Three Words: brilliant.washing.clumped
 From Fowlers front doors on foot turn right and walk down The Square to Black's delicatessen and turn right through the lychgate into the churchyard. Turn left and follow the footpath down to Orchard Meadow where you turn left and walk along to the footpath on the right. Take this footpath and after about 20 meters there is a tarmac footpath into the Bellacouch Meadow development. No. 5Drovers Lane is the second house on the right.

- A detached Premier Plus CG Fry home with B rated EPC
- A quality three storey family home
- Entrance hall and w.c.
- Triple aspect living room with wood burning stove
- Large kitchen/dining room with all major kitchen appliances and adjoining utility room
- Family bath/shower room
- Generous double bedroom with large ensuite shower room
- Two further first floor double bedrooms
- Top floor main bedroom with superb bath/shower room
- South facing rear garden, parking space and large single garage



Entrance

A paved path leads to the multi-locking front door which has a flower bed to either side and an exterior light.

Hallway

The hallway has a grey woodgrain effect laminate floor, a pendant light point, an alarm control panel, a double panel radiator, stairs to the first floor with oak handrails and panelled doors to the living room, kitchen/dining room and the w.c.

W.C./Cloakroom

The floor is ceramic tiled and the walls are tiled with textured ceramic tiles to chest height. A pendant light is fitted, an extractor fan and Sottini sanitary ware comprising a wall mounted wash hand basin and a low level w.c.

Living room

A bright, triple aspect room with upvc double glazed sash window to the front and side and matching French doors to the patio and garden at the rear. A wood burning stove was fitted by the builders with a lined flue, slate hearth and an Aegean Limestone fireplace and mantel. There are two pendant light points, a fitted lighting circuit, two double panel radiators, a media and TV panel and a wall mounted Wiser thermostat.

Kitchen/dining room

This double aspect room has a upvc windows with a double glazed sash window to the front and a broad four casement window looking out to the rear garden. The floor is ceramic tiled and the JC Ellis kitchen comprises a good range of base and wall cabinets with Ammonite Diamond White worktops, cooker splashback and trims, kick panel lighting and integral appliances including an AEG induction hob, microwave, double oven, dishwasher, wine fridge, fridge/freezer and cooker hood with over-hob lighting. There are six LED downlighters, ample power points including a USB point, a stone window sill, six LED downlighters, an extractor fan and a panelled door to the utility room.





Utility room

The utility room has matching base and wall cabinets with an Ammonite Diamond White worktop with inset stainless steel sink and mixer tap, space for a washing machine and drier, ceramic floor, wall mounted Vaillant gas fired central heating boiler, upvc double glazed door to the garden and a large understairs cupboard with a consumer unit, Media inputs and light.

First floor landing

The bright landing has a white balustrade with oak handrails and post caps, a large front facing upvc double glazed sash window, double panel radiator, pendant light point and the staircase to the second floor with oak handrails and post caps.

Family bathroom

This bathroom has fully tiled walls, window sill and floor and is fitted with a white Sottini suite comprising a white P shaped bath with wall mounted tap and shower controls, thermostatic shower and a curved, glazed and hinged shower screen. A ceiling light is fitted, a dual fuel chromed towel rail and an obscure glazed upvc window.

Bedroom 4

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



Bedroom 3

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

Bedroom 2

This is a spacious double bedroom with a front facing upvc double glazed sash window, a pendant light point, double panel radiator, a recess for a wardrobe and a panelled door to the ensuite shower room

Ensuite shower room

This is a very generous shower room with fully tiled floor, walls and sill, an obscure double glazed rear window, ceiling light point, extractor fan and a chromed dual fuel towel rail. The Sottini suite is white with a large walk-in shower with sliding shower screen door, wall mounted shower controls with a rain shower head and wand, a low level w.c. and wall mounted wash hand basin.





Second floor landing

At the top of the second flight of stairs is the landing which has a white balustrade with oak handrail and post caps, pendant light point and built in airing cupboard with large hot water cylinder and shelving. A panelled door leads to the main bedroom.

Main bedroom

A spacious main bedroom with a double casement upvc double glazed front window and velux skylight in the rear roof elevation. There are two double panel radiators, a pendant light point, TV/media panel and a short corridor with a further velux double glazed skylight and double panel radiator leading to the ensuite bath/shower room.

Ensuite main bathroom

This is a big, luxury space with a large fully tiled walk-in shower with glazed folding screen door and built in thermostatic shower with chromed controls and rain shower head and wand. The bathroom has fully tiled walls and floor and a upvc double glazed dormer window to the front and velux double glazed skylight set into the rear roof elevation. The bathroom has a large, deep tub with chromed tap tower and shower wand, a wall mounted vanity drawer and surface with twin circular porcelain basins and chromed mixer taps and a low level w.c. A chromed dual fuel towel rail is wall mounted and there is an extractor fan and a ceiling light fixture.



Exterior

Rear garden

The south facing rear garden is fully enclosed by rendered walls or close boarded fencing, is laid to grass and has an exterior light point, garden tap, paved patio and paths to the rear gate and to the side gate which leads to a shared side path to the front of the property.

Garage

Measuring 7'2"/2.18m across the doorway, this garage has an electric metal up and over door, a power point and ample space for storage in the eaves which have been boarded.

Parking space

Single parking space outside the garden gate to the rear.



VIEWING BY APPOINTMENT ONLY

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