

**fowlers**  
properties



**Lynwood**  
Chagford, Devon TQ13 8DB

**£770,000** Freehold





### The Property

Lynwood is a detached home conveniently set at the edge of Chagford with a sunny plot of 0.37 acres/0.149Ha. It enjoys views over a field at the rear and has plenty of parking. The accommodation comprises an entrance hall, an east facing kitchen/breakfast room with a door out to a deck, dining room, sitting room with fireplace, conservatory, two bedrooms, shower room and w.c. and a utility room on the ground floor. Upstairs there is a shower room and a double bedroom with ensuite bathroom. The property is fully double glazed and gas centrally heated. There is a driveway and parking and a car port, well stocked borders, lawns, ponds and a lovely garden shelter to sit out in. Fowlers strongly recommend viewing this flexible home.

### Situation

Lynwood is located at the very edge of the ancient Stannary town of Chagford with fields behind and easy access to countryside walks. The bustling town square is less than half a mile away where there is a wide variety of day to day and specialist shops, cafes and four pubs. There is a Primary school and pre-school, a Montessori school, surgeries for doctor, dentist and vet, a library and good access to countryside, riverside and moorland walks nearby. Sports facilities include a football and cricket pitch, a pavilion and gym, tennis club, bowling club, 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.

### Council tax band

Band E

### Services

Mains gas, water, electricity and drainage

### Directions

What Three Words: [///prospersed.dull.zip](https://www.what3words.com/#!/prospersed.dull.zip)s

From Fowlers front doors turn right and walk down The Square passing the Old Forge Cafe and Astor's bookshop as you enter Southcombe Street. Continue down Southcombe Street which becomes Lower Street at the right hand bend. Follow Lower Street out of town passing the Primary school and Fire Station and just after passing the next lane on the left, you will come across the granite walled entrance splay into Lynwood on the right.

- A detached bungalow conveniently sited at the edge of Chagford
- Garden plot of 0.37 acres/0.149 Ha with rural views
- Full double glazing and gas fired central heating
- Entrance hall
- Kitchen/breakfast room
- Sitting room with open fireplace and access to the conservatory
- Dining room
- Two ground floor double bedrooms
- Ground floor w.c. and shower room
- First floor shower room and double bedroom with ensuite bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### Entrance

Double gates lead into Lynwood onto a gravel driveway which becomes a brick paved drive and path that leads to the front door.

### Entrance hall

A upvc double glazed front door with a matching side panel leads into the spacious hall which has a clay tiled floor just inside the door and then a carpeted hall and corridor and a staircase to the first floor. There are two upvc double glazed side windows, a coved ceiling, dado rails, four pendant light points, a double panel radiator, built in cloaks cupboards with hanging space, shelving and a concealed mains gas central heating boiler. A pair of corner arches and pillar lead into the dining room, there is a doorway to the sitting room and a part glazed panelled door to the kitchen/breakfast room.

### Kitchen/breakfast room

This a bright east facing room that gets good morning light and has large east facing windows and a door to an exterior terrace. The ceiling is coved and there are three ceiling light points, a ceramic floor, a large double panel radiator and plenty of space for a four seater breakfast table. The kitchen is fitted with a range of wood effect finish base and wall cabinets with white panelled doors and roll top stone effect worktops with tiled splashbacks and an inset single drainer stainless steel sink and a five burner stainless steel gas hob with cooker hood and extractor above. An eye level electric fan oven and second oven/grill is built into a further kitchen cabinet, there is worktop lighting and space for an under counter fridge and dishwasher.

### Dining room

Just across the hall from the kitchen/breakfast room is the dining room which has a pair of arches, an oak effect laminate floor, a coved ceiling, a pendant light point, an internal window looking out to the conservatory/garden room and a double panel radiator.







### **Sitting room**

This is a bright south facing room with an elevated pine clad feature ceiling, upvc double glazed windows looking out to fields and to the garden. There are sliding patio doors, picture rails, a recessed display niche, a tiled fireplace with open flue, tiled hearth and oak mantel shelf. A double panel radiator and a TV point are fitted. A door leads to the conservatory/garden room.

### **Conservatory/garden room**

This is a sunny space with a triple glazed polycarbonate roof, upvc double glazed windows and patio doors, a wood effect laminate floor, a double panel radiator, a central ceiling light with a fan and there are four power points.

### **Ground floor shower room**

Off the hallway corridor is a fully tiled shower room which has an obscure upvc double glazed window, a chromed heated towel rail, a fitted vanity unit and dressing table, a low level w.c. and pedestal wash hand basin and a fully tiled shower with a glazed shower screen door, one glass brick wall and a Heatstore electric shower unit.

### **W.C.**

Fitted with a low level w.c., a wash hand basin, a single panel radiator, ceramic tiling to half height and an obscure upvc double glazed window.





### Bedroom 2

A good size double bedroom with a side facing upvc double glazed window and an internal double glazed window looking out to the conservatory/garden room. There are built in wardrobes with part glazed doors, hanging space and shelving and a central dressing table with light above. There is a ceiling mounted light point, coved ceiling and a double panel radiator.

### Utility room

This room has a large built in storage closet, a large upvc double glazed window, space and plumbing for an automatic washing machine, space for a freezer, a clay tiled floor and a ceiling light point. A door leads into bedroom three.

### Bedroom 3

This is a double room with a front facing upvc double glazed bay window, a ceramic tiled sill, coved ceiling, pendant light point, double panel radiator and a pair of single wardrobes with hanging space and shelving and a central dressing table with light above.







### **First floor**

The staircase rise to a bright landing with a south facing velux double glazed skylight, two wall light points, a wooden balustrade, space for a desk or reading chair and panelled doors to the bedroom one and a shower room.

### **First floor shower room**

This is fitted with a fully tiled shower with glazed shower screen and door and a Heat Store electric shower unit. There is a low level w.c., a wash hand basin set in a corner vanity unit, walls tiled to half height, extractor fan, ceiling light point and a vinyl floor. A doorway leads into a large storage closet which also has a light and a single panel radiator.

### **Bedroom 1**

This is a bright south facing room with two large velux double skylights, one of which has a window seat. There are fitted drawers and a double wardrobe, a double panel radiator and a door to the ensuite bathroom.

### **Ensuite bathroom**

Fitted with a corner spa bath with a built in seat, two wall light points, tiled splashbacks, a plumbed heated towel rail, a corner basin set into a vanity top with a range of drawers and dressing table and a double wardrobe.





## *Exterior*

### **Potting shed**

This is attached to the exterior of the property and is fully upvc double glazed.

### **Store**

A useful lockable store with a upvc double glazed door from the covered parking at the side of the property.

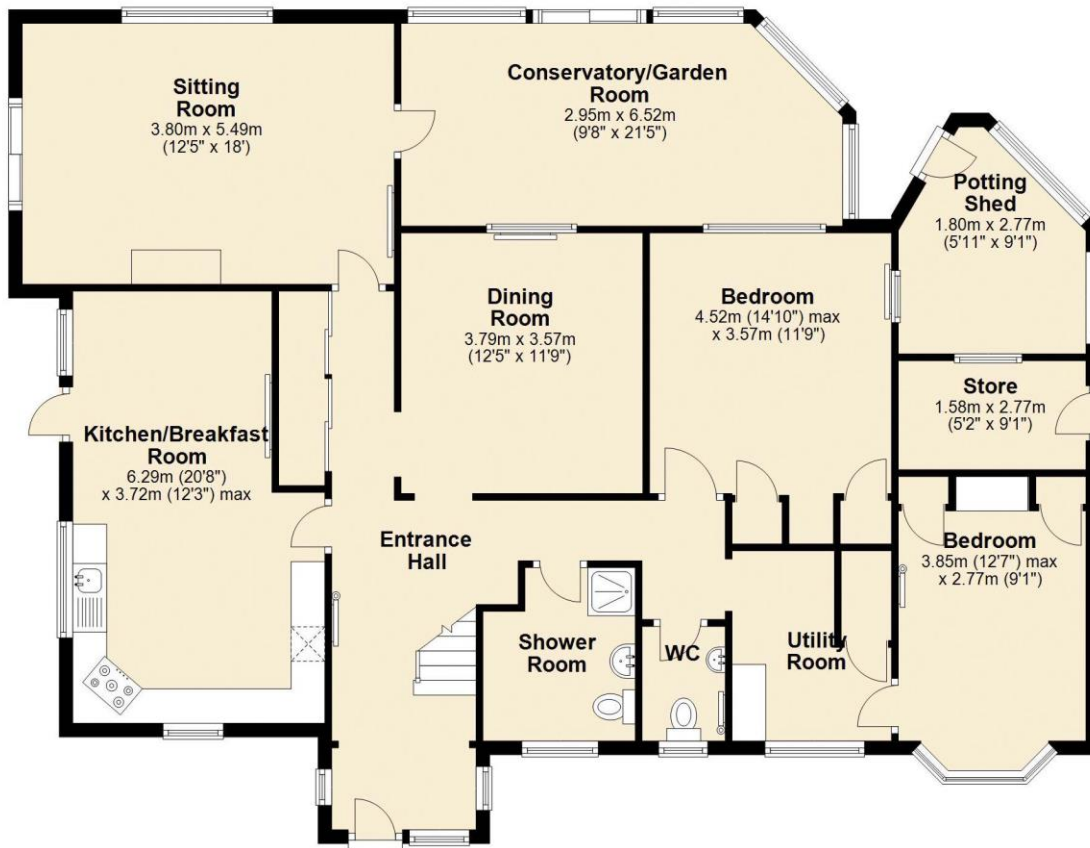
### **The gardens**

The front boundary of Lynwood is granite walled and topped with mature beech hedges. A gravelled recessed visibility splay leads from the highway to a pair of wrought iron gates to the drive and these in turn lead to a gravelled and brick paved drive and turning area which becomes a pathway across the front of the property to the front door. The garden is almost entirely flat but does have a shallow granite retaining wall behind which is a large area of lawn with some shrubberies and borders and a gravelled patio with a bench. At the east side of the property is a smaller area of lawn, ornamental ponds and a covered, paved sitting area. Outside at the east side of the property are a breakfast terrace and a deck and access to the narrow lawn to the rear which also has a deck outside of the conservatory/garden room and leads to the upper lawn at the western end of the property. There is a car port for covered parking.



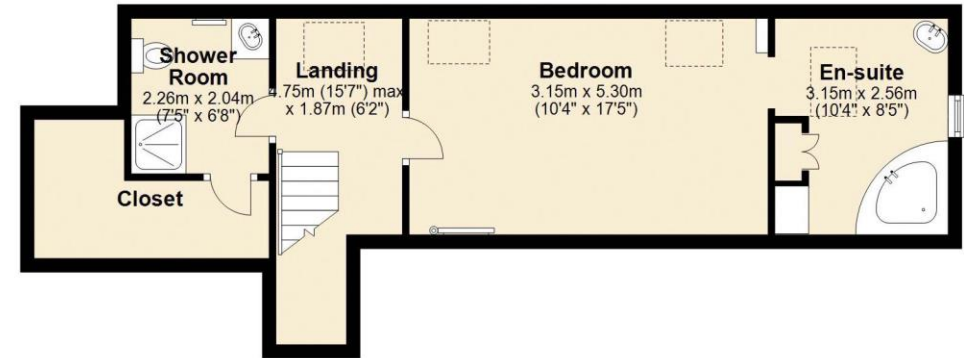
### Ground Floor

Approx. 151.6 sq. metres (1631.7 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 194.9 sq. metres (2097.7 sq. feet)

### VIEWING BY APPOINTMENT ONLY

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