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properties



5 Lamb Park
Chagford, Devon TQ13 8DN

£299,950 Freehold



The Property

The Lamb Park development is about 45 years old and is located close to the edge of Chagford but within easy reach of amenities. No.5 is an end terrace home with a garden to the side and rear and a single garage with direct access from the garden. The accommodation is well designed with an entrance hall, w.c., kitchen, living room and conservatory on the ground floor. Upstairs there is a landing, two double bedrooms and a shower room. The house has a mains gas fired central heating boiler and is double glazed to almost all windows. The house is in need of modernisation and refurbishment but is perfectly liveable. Fowlers strongly recommend viewing this home to properly appreciate all its potential.

Situation

Lamb Park is located at the bottom of Lower Street which is a gentle gradient of about 350 paces to the bustling town square in the ancient Stannary town of Chagford and about the same distance to riverside and countryside walks. The town is situated in beautiful Dartmoor National Park and offers a wide variety of day to day and specialist shops, four pubs, cafes and restaurant as well as a library and surgeries for doctor, dentist and vet. There is a Primary school, pre-school and Montessori school and a Parish church, Roman Catholic church and chapel. Sports facilities include a football and cricket pitch, a bowling club, tennis club, gym, a skatepark, 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 C

Services

Mains gas, electricity, water and drainage.

Directions

From Fowlers double doors turn right and walk down The Square and pass the delicatessen and Old Forge cafe just before entering Southcombe Street. At the right hand bend it becomes Lower Street and shortly after the pinch-point in the street you will come to Lamb Park on the left just before the Primary school. No.5 is the house on the left just across the entrance road to Lamb Park.

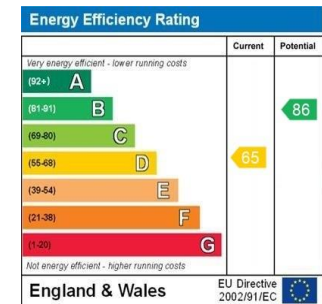
Entrance

A tarmac path leads to the paved patio area which is partly protected below the first floor overhang and which also shelters the upvc double glazed front door. There is a built in bin-store and space for a bench to sit out.

Hallway

This is a bright hall with a tall upvc double glazed side window, a single panel radiator, a staircase to the first floor with storage beneath and a built in cloaks cupboard. Doors lead to the w.c., kitchen and living room.

- A modern end terrace home close to amenities
- Rear and side garden and single garage
- Entrance hall
- Downstairs w.c.
- Kitchen
- Living room and conservatory
- Bathroom
- Two double bedrooms
- Shower room
- Double glazed and gas centrally heated



W.C.

Fitted with a low level w.c. and wash hand basin, fully tiled walls, a single panel radiator and a built in storage cupboard which also conceals the gas meter.

Kitchen

Fitted with original base and wall cabinets above roll top work surfaces which incorporate a single drainer one and a half bowl stainless steel sink, space for an electric cooker, fridge and automatic washing machine, breakfast bar, fully tiled walls and sill and a single glazed window looking out to the front of the property.

Living room

This is a bright room with a large upvc double glazed sliding side window and single glazed double doors and windows looking out to the conservatory. The room has two pendant light points, a coved ceiling and a single panel radiator.

Conservatory

This is a upvc double glazed conservatory with a matching clear double glazed roof, one rendered wall and a sliding patio door to the garden.

First floor

The landing has a short white painted balustrade, pendant light point, access to the loft void and a built in cupboard concealing the Worcester mains gas fired central heating boiler.

Shower room

The bathroom is fully tiled and has been adapted to a shower room with a walk in shower with shower gates and a Triton Enrich electric shower unit, a low level w.c., pedestal wash hand basin, ceiling light point, extractor fan, single panel radiator and a upvc double glazed obscure window.

Bedroom 1

Facing to the front, this double bedroom looks over the houses opposite to the trees at Chagford House. The room has a broad upvc double glazed window, a built in closet with hanging rail and shelving, pendant light point and a single panel radiator.

Bedroom 2

A double room with a broad upvc double glazed window looking over the edge of town across the Teign valley, pendant light point, TV point and a single panel radiator.

Exterior

At the front of No.5 is an area of garden which is partly laid to grass and which extends along the side of the house to the wall and gate through to the rear garden. The rear garden runs alongside the house to the wider rear section where there are some raised planters, a small lawn, a bay tree and a fig tree. The garden has a long western boundary and gets plenty of afternoon and evening light. A path leads to the doorway to the garage.

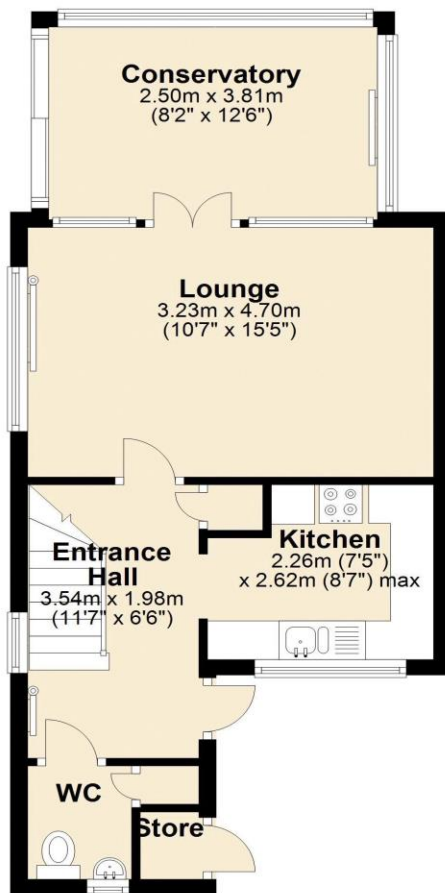
Garage

16'8" x 7'10"/5.08m x 2.38m. The garage has power and light, a metal up and over door and has been partly boarded for eaves storage.



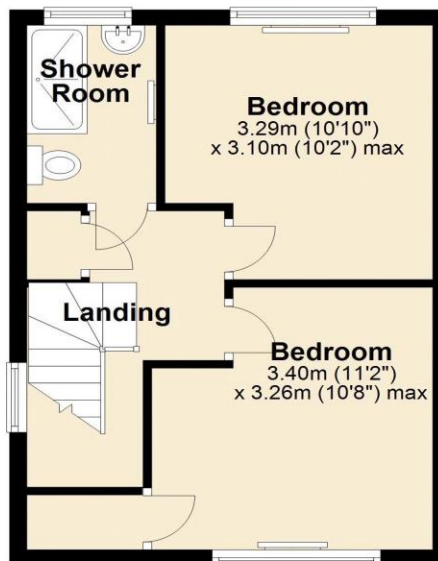
Ground Floor

Approx. 41.8 sq. metres (450.5 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 73.8 sq. metres (794.3 sq. feet)



VIEWING BY APPOINTMENT ONLY

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