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properties



1 Drovers Lane
Chagford, Devon TQ13 8FQ

£459,000 Freehold



The Property

No 1 Drovers Lane is a spacious five year old mid-terrace home on this popular, high quality development. This well appointed home has high levels of insulation, full double glazing, a B rated EPC and five years remaining on the NHBC. The accommodation is bright and comprises an entrance hall, w.c., a sitting room with an attractive stone fireplace and gas stove, a very smart large, bright kitchen/diner and matching utility room on the ground floor. On the first floor is a bright landing, family bath/shower room, two good sized double bedrooms, a spacious master bedroom and a generous en-suite shower room. There is a generous fully enclosed south facing rear garden with a lawn and patio. At the rear is a single parking space and a large single garage. The house is very well appointed and Fowlers strongly recommend viewing.

Situation

Drovers Lane is located only 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 air 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 D

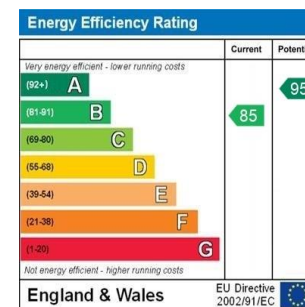
Services

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

Directions

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 metres there is a tarmac footpath into the Bellacouch Meadow development. No. 1 Drovers Lane is the delightful blue house on the right.

- A CG Fry home with B rated EPC and 5 years NHBC remaining
- Quality three bedroom family home
- Entrance hall and w.c
- Dual aspect living room with French doors to south facing garden
- Large kitchen/dining room with most major kitchen appliances and adjoining utility room
- Family bath/shower room
- Generous main bedroom with large ensuite shower room
- Two further first floor double bedrooms
- Good sized enclosed south facing rear garden
- Large single garage and parking space



Entrance hall

The hallway has a neutral carpet and an alarm control panel for an Abel alarm system, a double panel radiator, stairs to the first floor with oak handrails and panelled doors to the living room, kitchen/dining room and wc.

W.C./cloakroom

The floor is ceramic tiled, there is a Sottini wash hand basin and a low level w.c and hooks to hang coats on.

Living room

A bright double aspect room with a upvc triple casement window to the front and matching French doors to the south facing patio and garden at the rear. A feature gas coal flame effect fire with an attractive stone surround has been fitted. There are two pendant light points, two double panelled radiators, and a wall mounted Wiser thermostat.

Kitchen/dining room

This impressive double aspect room has two large triple casement windows at the front and double casement windows to the rear. The floor is ceramic tiled and the kitchen comprises a good range of base and wall cabinets with oak finished worktops, an inset stainless steel sink and integral appliances including a five burner gas hob and extractor, an AEG double oven, fridge/freezer, dishwasher, and a large pull out larder. There are LED down lighters and ample power points including a USB point.





Utility room

The utility room has matching base and wall cabinets with an inset stainless steel sink, space for washing machine and dryer, a ceramic floor, a wall mounted Vaillant gas fired central heating boiler, a upvc double glazed door to the garden and a large under stairs cupboard with lighting.

First Floor Landing

The bright landing has a white balustrade with oak handrails and post caps. There is a deep cupboard which houses the Vaillant insulated hot water cylinder.

Family Bathroom

The bathroom has ceramic tiling to waist height and is fitted with a white Sottini suite comprising a white P shaped bath with wall mounted tap and shower controls, thermostatic shower and curved shower screen. There is a wall light with a shaver socket above the hand basin, a ceiling light is fitted, a dual fuel chromed towel rail and an obscure glazed upvc window with a ceramic tiled sill.



Bedroom 3

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

Bedroom 2

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

Main bedroom

A spacious main bedroom with a double casement and a triple casement upvc double glazed front window, a double panelled radiator and a panelled door to the ensuite shower room.

Ensuite shower room

This is a generous shower room with a broad obscure glazed upvc double glazed window, a ceramic tiled floor and ceramic tiles to waist height, a ceiling light point, a wall light with shaver point, extractor fan and chrome dual fuel towel rail. The white Sottini suite has a large walk in shower with a wall mounted built in thermostatic shower, a low level w.c. and wall mounted wash hand basin.





Exterior

Rear garden

The large south facing rear garden is fully enclosed by rendered walls or close boarded fencing, is laid to grass and has an exterior light point, exterior tap and paved patio. There is a wooden garden gate at the rear giving access to the parking space and garage.

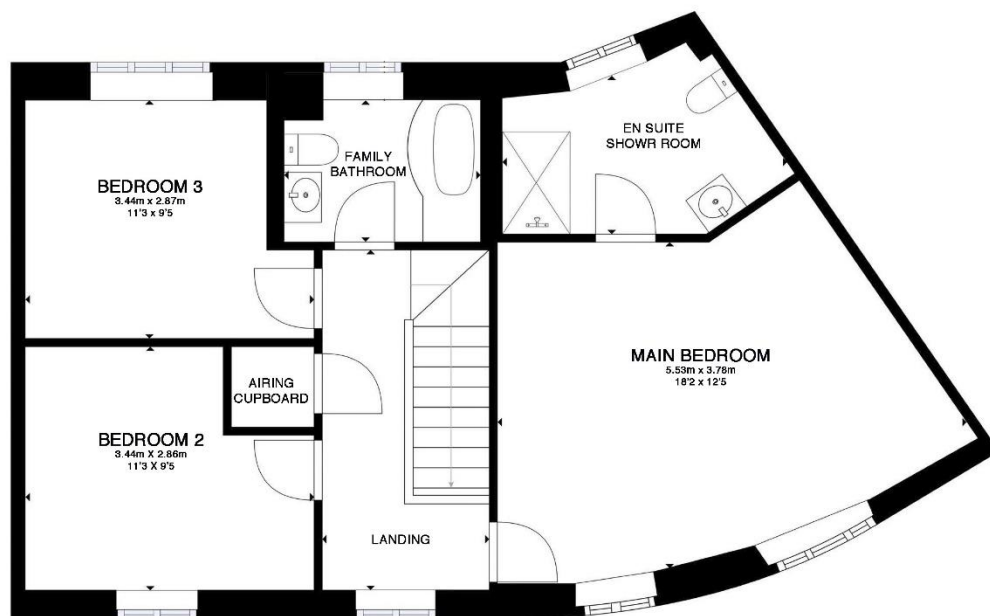
Garage

Measuring 9'09"/2.97m across this well built large, single garage has a metal up and over door, power and light and ample space for storage in the eaves. The garage has a separate consumer unit which would facilitate the installation of a car charging point.

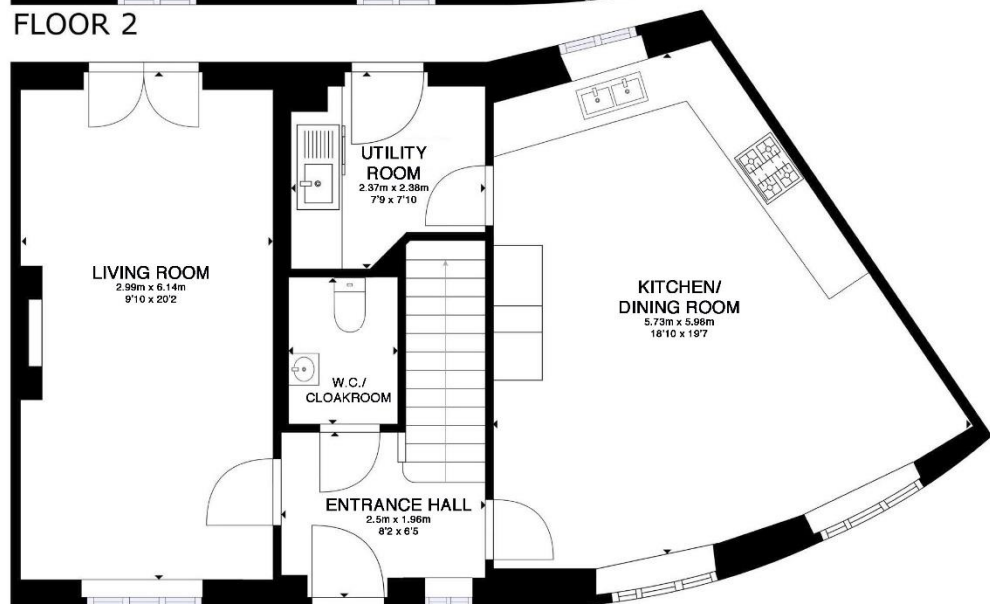
Parking space

A single, individual parking space is sited outside the garden gate to the rear in between two garages.





FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VIEWING BY APPOINTMENT ONLY

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