

**fowlers**  
properties



**Birchylea**  
Chagford, Devon TQ13 8BZ

**£575,000** Freehold





## The Property

Birchylea is a solidly built detached bungalow conveniently set at the edge of Chagford less than a quarter of a mile from the town square and with a large, sunny plot of 0.24 acres. The property is well presented but would benefit from some modernisation. It enjoys views over fields and to the hills beyond and sits centrally positioned in its garden which surrounds the house. The accommodation comprises an entrance hall, boot room, a double aspect sitting room, a kitchen/dining room with a door out to the south facing rear garden, a bathroom, separate w.c., two double bedrooms and a conservatory. There is a driveway, parking and a single attached garage. Fowlers strongly recommend viewing this well positioned home.

## Situation

Birchylea is located at the very edge of the ancient Stannary town of Chagford. 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, Parish church, Roman Catholic church and chapel, 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

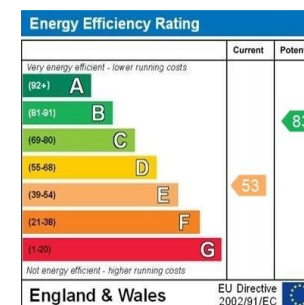
Mains gas, water, electricity and drainage.

## Directions

What Three Words:///connected.hands.expand

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 Birchylea is the fourth house on the right.

- Garden plot of 0.24 acres with views
- Detached bungalow less than a quarter mile from the town square
- Driveway parking and single garage
- All mains services
- Porch, entrance hall and boot room
- Double aspect sitting room
- Kitchen/dining room
- Bathroom
- Two double bedrooms with fitted wardrobes
- Conservatory



### Entrance

A tarmac driveway and path lead to the recessed porch which has a granite threshold and aluminium sliding front door with obscure glazing. The front garden has mature trees and is stocked with spring bulbs.

### Entrance hall

The obscure full glass sliding door leads into the hallway which is carpeted throughout. There is a panel radiator and two pendant lights. Midway along the hallway is a large storage cupboard and cupboards above.

### Boot room

Just off from the entrance hall, this versatile room could be used for various purposes. It has a fitted double closet for coats and boots and cupboards above, a small upvc window, a pendant light and neutral carpet.

### Sitting room

A good sized sitting room with dual aspect and large metal framed double glazed windows with wooden window sills and views to the countryside. There are two panelled radiators, two pendant lights and two wall light points. The sitting room looks out onto the back garden and fields. A glazed hatch opens to the kitchen/dining room.







### **Kitchen/dining room**

Off the hallway is a sunny kitchen/diner that would benefit from modernisation. The kitchen is fitted with a large pine pantry cupboard and underneath space for a washing machine, solid wooden units with Formica tops, a stainless steel single drainer sink and space for a cooker with an extractor fan above. An Ideal Classic gas central heating boiler has been installed. There is a large upvc double glazed window with a ceramic tile window sill looking onto the back garden, a ceiling light, wall light, and vinyl floor. A pine door with two glass panels leads to the garden. The dining area is carpeted, has one mirrored wall, a single panel radiator and a glazed hatch through to the sitting room.

### **Bathroom**

Off the hallway corridor is a partially tiled bathroom with an obscure Crittall window, a bath with handrail, a wash hand basin, a mirror with light above and a small panelled radiator. There is also a cupboard that houses the hot water cylinder and central heating controls plus a smaller cupboard above.

### **W.C.**

Next to the bathroom is a separate w.c with an obscure Crittall window above and a pendant light.



### Bedroom 1

A spacious bedroom with a large upvc window looking out to the rear garden with wonderful views. There are two fitted wardrobes with hanging space and drawers, a large single panelled radiator and a pendant light. A wooden obscure glass door leads to the conservatory.

### Conservatory

This sizeable conservatory has a ceramic tiled floor with full length upvc double glazing windows on three sides including a matching sliding door to the sunny garden and a single door to the rear. Two spotlights are wall mounted.

### Bedroom 2

A good sized double bedroom with a large upvc double glazed window facing the front garden with a panel radiator below, a small aluminium double glazed side window and a double fitted wardrobe with hanging rail and shelving. There are fitted drawers to the side and a pendant light above.







### *Exterior*

#### **Single garage**

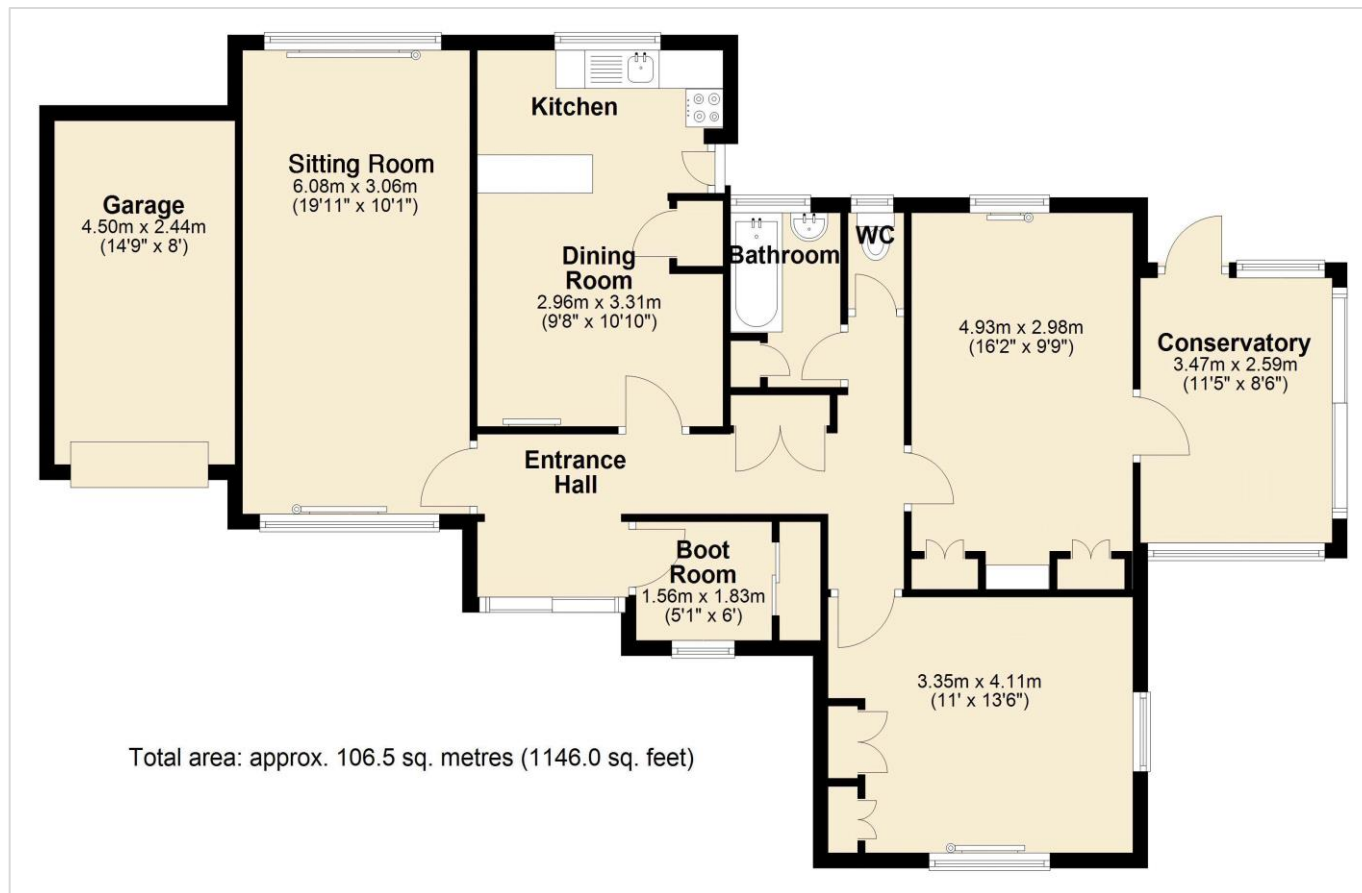
The attached single garage with a corrugated roof has a metal up and over door, gas and electricity meters, new consumer unit, a light and is a useful addition to this property. It measures 17'8" x 8'0/5.43m x 2.44m

#### **The gardens**

This generous sized garden is surrounded by hedgerows on three of the boundaries and has a useful garden shed tucked in the corner. It has some mature trees including two beautiful silver birches which make an ideal spot to hang a hammock and plenty of vantage points to take in the view.







#### 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.