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properties



2 Stannary Place
Chagford, Devon TQ13 8SY

£450,000 Freehold



The Property

Stannary Place is only about 25 years old and is sited in a quiet spot just a short level walk to the bustling town square in Chagford. No.2 has a courtyard garden and a parking space and it is fully double glazed and centrally heated by mains gas. The accommodation comprises an entrance hall with walk-in cloaks cupboard, a w.c., a living room with granite fireplace, kitchen/breakfast room, utility room and conservatory on the ground floor. Upstairs there is a landing, two double bedrooms and a good size single/study and a bathroom with a shower as well. This conveniently located home must be seen to be appreciated and Fowlers strongly recommend viewing.

Situation

2 Stannary Place is a level walk to the excellent amenities on The Square in Chagford. The town has a wide variety of day to day and specialist shops, cafes and four pubs. The town has a Parish church, Roman Catholic church and chapel, surgeries for doctor, dentist and vet, two well used village halls, a library and great walks all around the town and neighbouring countryside. Sports facilities include a football and cricket pitch, a sports pavilion, gym, tennis club, bowling club, skate park, play park and an open air swimming pool in the summertime. The A 30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

Council tax band

Band D

Directions

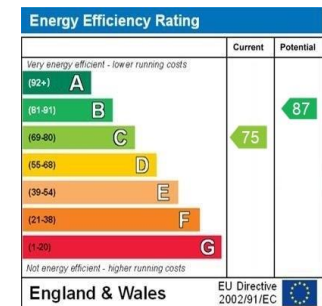
On foot from Fowlers: From Fowlers front doors turn left and walk to the top of The Square. Turn left into High Street and walk past the Three Crowns and Globe Inn, turning right into New Street. After about 70 metres on the right you will see the three hares symbol on the house on the corner of Stannary Place. No.2 is the next house in to the right.

What three words: helpfully.line.mavericks

Entrance

A slated canopy porch shelters the front door.

- Quiet spot close to Chagford's excellent town centre amenities
- A terraced three bedroom home with courtyard garden
- Parking space
- Entrance hall, w.c. and cloakroom
- Spacious living room with granite fireplace
- Kitchen/breakfast room and separate utility room
- Conservatory
- Two double and one good single bedroom
- Bathroom with shower
- Mains gas central heating and double glazing



Entrance hall

The solid wood front door leads into the hallway which has a coved ceiling, painted solid wood doors, a double glazed wooden front window, a double panel radiator, pendant light point, stairs to the first floor and a large walk-in cloaks cupboard with light.

W.C.

Fitted with white sanitary ware of low level w.c and wall mounted wash hand basin with tiled splashbacks, a coved ceiling, extractor fan, vinyl floor and a pendant light point.

Living room

A double aspect room with wooden double glazed windows at either end and matching double doors to the conservatory which is attached to the rear of the house. This room has a coved ceiling and a granite fireplace with a thick hardwood mantel shelf, fitted gas coal effect fire and slate hearth. There are three wall light points, two pendant light points, a TV point and two single panel radiators. This room is large enough for a dining table, sofas and an easy chair. A doorway leads to the kitchen/breakfast room.

Kitchen/breakfast room

A double glazed wooden window looks out to the conservatory and the ceiling is coved. The kitchen has ample space for a four seater breakfast table and is fitted with a good number of base and wall cabinets with wood effect roll top work surfaces and worktop lighting. A one and a half bowl stainless steel sink is fitted with a mixer tap, the splashbacks are tiled, and a four burner gas hob, an extractor hood, an electric double oven and grill are built-in. There is a single panel radiator, a vinyl floor and a half glazed door to the utility room.





Utility room

This room has a double glazed wooden rear window, a coved ceiling, a vinyl floor, a single panel radiator and a solid door to the conservatory. It is fitted with base and wall cabinets with a wood effect worktop, tiled splashbacks, a single drainer stainless steel sink, space for a washing machine and dryer and a wall mounted Worcester gas fired central heating boiler.

Conservatory

This conservatory is built of a wood effect upvc with double glazed windows and a triple glazed polycarbonate roof. It has double glazed double doors from the living room and a sliding patio door to the courtyard garden. There is a power point and a vinyl floor.

First floor landing

The staircase winds to the first floor and has a fitted stairlift. On the landing there is a built in airing cupboard with shelving and a hatch to the loft void. Painted wooden panelled doors lead to all rooms.

Bathroom

Fitted with a white suite of pressed steel bath with brass taps, a pedestal wash hand basin and a low level w.c. Splashbacks are tiled and there is a step-in fully tiled shower with a built in thermostatic shower. The ceiling is coved and there is an extractor fan, pendant light point, single panel radiator, checkerboard vinyl floor and a wooden obscure glazed double glazed window.

Bedroom 1

This is a good size rear facing bedroom with a double glazed wooden window in the dormer, pendant light point, coved ceiling, single panel radiator and a built in double wardrobe with sliding doors, hanging rail and shelving,



Bedroom 2

This rear facing double room has two low velux double glazed windows set into the open eaves with views across the edge of Chagford to Meldon Hill. A wooden structural beam is an exposed feature and there is a pendant light, single panel radiator and space for a wardrobe.

Bedroom 3

A front facing single of a good size with a wooden double glazed window, pendant light point, coved ceiling and a single panel radiator.

Exterior

Courtyard garden

Enclosed by close boarded fencing and mostly paved. It is south facing and has a small summerhouse and plenty of space for pots. A gate leads to a pedestrian path at the rear and this leads to the parking spaces for Stannary Place and to New Street.

Parking

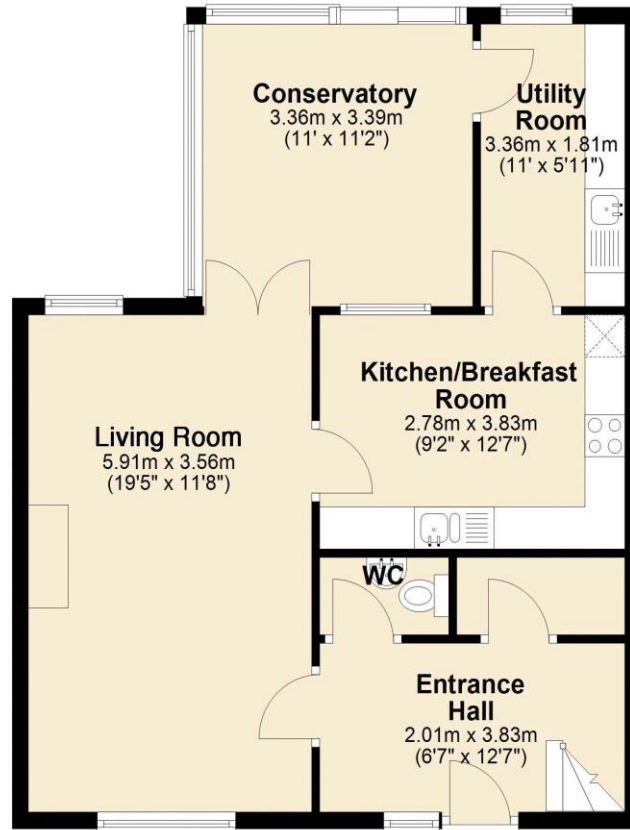
Stannary Place has a private car park and No.2 has a single space included in the sale. There is a communal 'first-come-first-served' parking space in the car park.





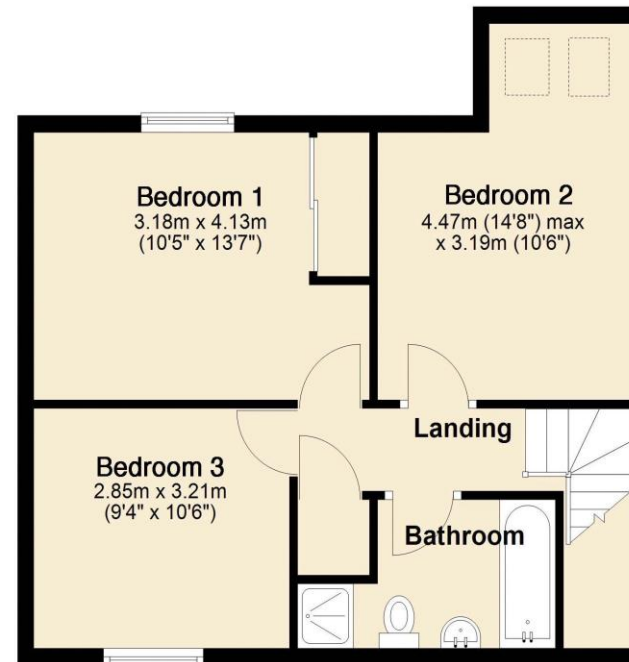
Ground Floor

Approx. 62.5 sq. metres (673.3 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



Total area: approx. 110.6 sq. metres (1190.7 sq. feet)

VIEWING BY APPOINTMENT ONLY

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