



fowlers
properties

24 Lower Street
Chagford, Devon TQ13 8AZ

£210,000 Freehold



The Property

An ideal first time purchase, 24 Lower Street is a small cottage set off of the road in a row of terraced cottages, accessed via an alleyway coming off Lower Street. It has a good sized sitting room with a fitted wood burner, a small kitchen, two bedrooms, a shower room and a garden with views across the countryside. The cottage comes with a small outbuilding for storage. The roof was replaced about 10 years ago, the windows have been recently replaced with double glazed upvc units and the heating is fired by a gas boiler. Fowlers strongly recommend viewing this cottage.

Situation

This cottage is located just 200 paces from the town square where there is a wide variety of day to day and specialist shops, pubs, cafes and restaurant. This attractive ancient Stannary town has a primary school, pre school and Montessori, a library and surgeries for dentist, doctor and vet. There is a Parish church, Roman Catholic church and a Gospel chapel. There are good sports facilities with a football and cricket pitch, bowling club, tennis club, a skate park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks, the A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

Services

Mains electricity, gas, water and drainage.

Council tax band

Band B

Directions

From Fowlers double doors turn right and walk down out The Square passing the delicatessen and Old Forge Caffe and heading into Southcombe Street. At the right hand bend the road becomes Lower Street. About 50 paces down on the left is an alleyway which leads to a row of three terraced cottages and No 24 is in the middle.

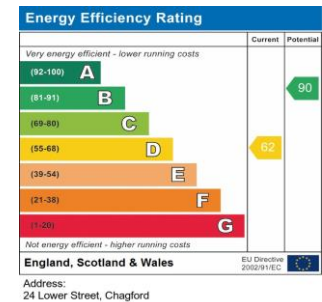
Sitting room

The wooden front door enters into the sitting room which is a bright, good sized room with a a ceramic tiled floor, a large granite fireplace and fitted wood burning stove, a single panel radiator and a recently fitted double glazed window above a window seat, which looks out to the front of the property. Stairs rise to the first floor and an opening leads into the kitchen.

Kitchen

The kitchen is fitted with a range of white base and wall cabinets with a wood effect laminate worktop and a large stainless steel sink. There is space for a washing machine, a free standing fridge. and a free standing gas cooker . The Vaillant gas fired boiler is wall mounted and the floor is ceramic tiled. A recently fitted upvc double glazed window faces to the rear.

- Centre terrace granite cottage
- Set back from the road in a pedestrian quiet setting
- Views across the countryside from the garden
- Sitting room with woodburner and a ceramic floor
- Kitchen
- Two bedrooms
- Shower room
- Short walking distance to The Square in Chagford
- Shed for storage
- Gas centrally heated and upvc double glazed windows throughout



First floor landing

The stairs rise to the first floor where there is a recently fitted upvc double glazed window looking out to the rear of the property. The airing cupboard is located at one the end of the landing with an insulated hot water tank and fitted immersion heater, some fitted shelving and the central heating timer. A loft hatch provides access into the small loft space which has some insulation.

Bedroom 2

This is a small double room with a recently fitted upvc double glazed window looking to the rear of the property. The floor is carpeted and there is a three way ceiling spotlight fitted and a single panel radiator

Bedroom 1

A front facing bedroom with a view across to the front garden through a upvc double glazed window with a deep sill. The floor is carpeted and there is a three way ceiling spotlight and a single panel radiator.

Shower room

The shower room is fitted with a ceramic pedestal sink with a blue tiled splash back, a cubicle shower with obscured glass, fully tiled walls and a thermostatic shower. There is a low level w.c and and a upvc double glazed obscured glass window. The floor is ceramic tiled and there is a wall mounted heated towel rail.

Garden

24 Lower Street has a lovely garden accessed from the front of the property via a pathway. The garden extends at an angle for about 35 feet and enjoys some pleasant views to the moor.

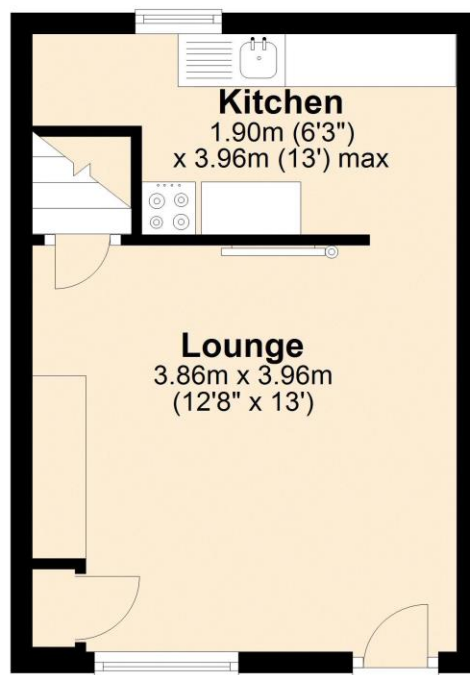
Outbuilding

24 Lower Street owns a brick built shed with a slate roof which is located a few yards away from the house set in a row of sheds belonging to the other cottages. There is space inside for a log store and a timber framed mezzanine for further storage.



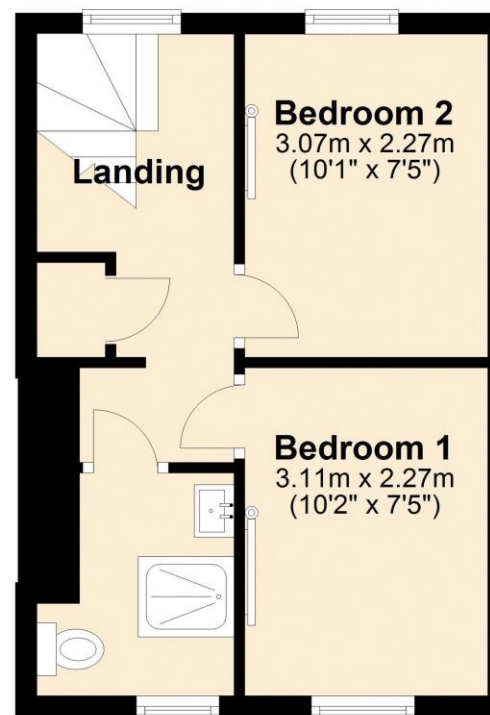
Ground Floor

Approx. 23.2 sq. metres (249.8 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.1 sq. feet)



Total area: approx. 48.7 sq. metres (523.9 sq. feet)

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.