



**fowlers**  
properties

**2 Tinnors Lane**  
Chagford, Devon TQ13 8FR

**£435,000 Freehold**



### The Property

No.2 Tinnars Lane is a semi detached family home with approximately five years remaining on the NHBC. It was built by the renowned CG Fry and Sons developers and these homes are much sought after. No.2 has an entrance hallway, a w.c., a double aspect sitting room with a stone fireplace and fitted gas coal effect fire and double doors to the garden. The kitchen/dining room is well laid out with most major kitchen appliances included and there is a separate utility/laundry. Upstairs there is a bright landing, a main bedroom with a fitted wardrobe and ensuite shower room, two further double bedrooms and a family bath/shower room. Outside is a south west facing rear garden with a patio and decking, a parking space and single garage. Fowlers strongly recommend viewing this highly energy efficient and charming family home.

### Situation

Tinnars Lane is located on a quiet residential spur on the popular Bellacouch Meadow development in the outskirts of the ancient Stannary town of Chagford. The bustling town square is only a ten minute walk where there is a wide variety of day to day and specialist shops, four pubs, cafes and busy village halls. The town has surgeries for doctor, dentist and vet and there is a library. Chagford has a Primary school, pre-school and Montessori, all of which are just a few minutes walk from 2 Tinnars Lane. Chagford is surrounded by countryside, riverside and moorland walks and has great sports facilities with a football and cricket pitch, a pavilion, bowling club, tennis club, skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

### Services

Mains gas, electricity, water and drainage.

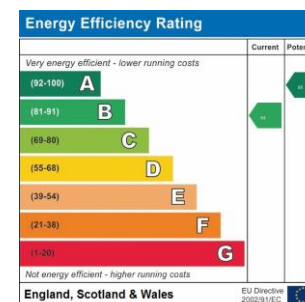
### Council tax band

Band D

### Directions

From Fowlers front doors turn right and walk down The Square turning right by the delicatessen and walking through the lychgate into the churchyard. Turn left and walk down the path alongside the churchyard and at the bottom walk straight on down Westcott Lane until you come to the pedestrian entrance on the left that leads into Bellacouch Meadow. Walk across the brick paved apron and into Tinnars Lane which is just opposite. Look out for No.2 on the left.

- A five year old semi detached family home
- Located on the sought after Bellacouch development
- Garage and parking space
- Enclosed south west facing garden
- Entrance hall and w.c.
- Double aspect sitting room with gas coal effect fire
- Spacious kitchen/dining room and utility room
- Main bedroom with ensuite shower room
- Two further double bedrooms
- Family bath/shower room





### Entrance

A short paved pathway leads to the multi locking front door which has a canopy above with an integral porch light.

### Entrance hall

The hallway has panelled doors to all rooms, a ceiling light point, stairs to the first floor, an alarm panel and a single panel radiator.

### W.C.

The w.c. has a ceramic tiled floor and walls tiled to chest height, a fitted white suite of low level w.c. and wash hand basin, an extractor fan, ceiling light point and a single panel radiator.

### Sitting room

A bright double aspect room with upvc double glazed front windows and matching double doors at the rear to the garden patio. A stone fireplace is fitted with a matching hearth and fitted gas coal effect fire, there are two ceiling light points, a TV point and media panel, plenty of power points and two double panel radiators.





### Kitchen/dining room

A sunny room with a double aspect and upvc double glazed windows at either end. The floor is fully tiled and has a pendant light point above the dining area and six LED downlighters above the kitchen. The kitchen is fitted with a range of base and wall cabinets with cream coloured drawers and cupboard doors, and there are extensive roll top wood effect worktops with tiled splashbacks, a 1½ bowl stainless steel sink and mixer tap, a five burner gas hob with extractor hood and light above, a supplementary air circulation vent, a fan oven and grill, an integral fridge freezer and a dishwasher. A panelled door leads to the utility room.

### Utility room

Fitted with base and wall cabinets, with roll top wood effect worktops incorporating a single drainer stainless steel sink, tiled splashbacks, cream coloured doors and space for a washing machine and drier. The Vaillant gas fired central heating boiler is wall mounted and there is an extractor fan, ceiling light point, double panel radiator, glazed upvc double glazed door to the garden and a panelled door to the large understairs cupboard which has a light.

### First floor landing

The landing has a upvc double glazed front window, a white balustrade with an oak handrail and post caps, ceiling light point, single panel radiator and a built-in airing cupboard with a highly insulated hot water cylinder and immersion heater.





### Bathroom

The bathroom has a vinyl floor and a white suite comprising a 'P' shaped bath with fully tiled ceiling height splashbacks, wall mounted thermostatic taps to control the bath water and over bath shower and a curved, hinged shower screen, a wall mounted wash hand basin and a low level w.c. The walls are tiled to chest height and the upvc double glazed obscure window has a matching tiled sill. Above the sink is a wall light/shaver point, there is a wall mounted chromed dual fuel towel rail and an extractor fan.

### Main bedroom

This double bedroom is fitted with a upvc double glazed front window, a fitted wardrobe with sliding doors, ceiling light point, single panel radiator and a panelled door to the ensuite shower room.

### Ensuite shower room

The shower room has a generous walk in shower which has full ceiling height tiling, a built in thermostatic shower and glazed screen and door. A wall mounted basin is also fitted and a low level w.c. The upvc double glazed obscure rear window has a tiled sill and the walls are tiled to chest height. A chromed dual fuel towel rail is fitted, a ceiling light point, extractor fan and a ceiling light point.





### **Bedroom 2**

A front facing double room with a upvc double glazed window, a ceiling light point, telephone point and ample power points.

### **Bedroom 3**

A rear facing room overlooking the garden with a upvc double glazed window, a ceiling light point, telephone point, single panel radiator and ample power points.

### ***Exterior***

#### **Rear garden**

Measuring 27' x 24' / 8.22m x 7.31m and facing south west. The garden gets plenty of sunshine and has a paved patio, a large deck, an exterior tap and light and a paved path to the back gate.

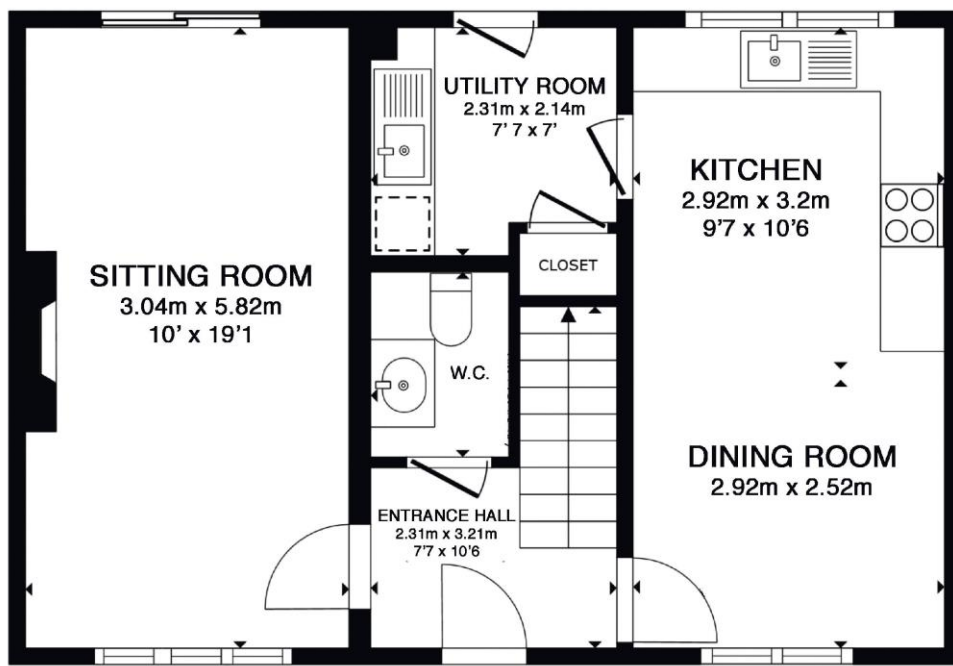
#### **Garage**

19'4 x 9'8 / 5.89m x 2.94m. The doorway measures 7'2/2.18m and leads into a spacious single garage which has power and light and a metal up and over door.

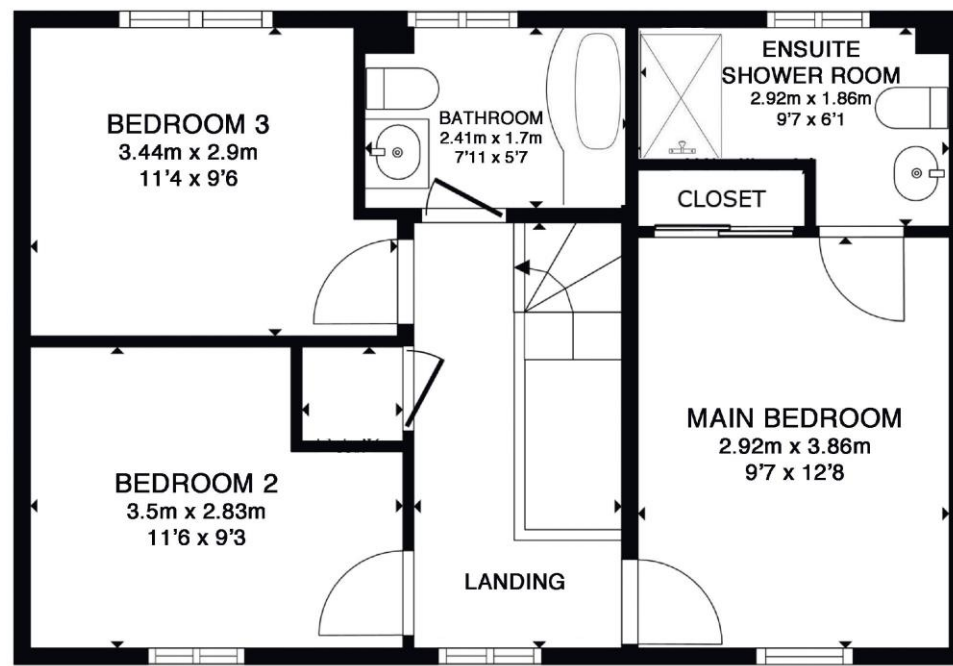
#### **Parking**

It is possible to park one car at the front of the garage.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1 50.2 m<sup>2</sup> (540 sq.ft.) FLOOR 2 50.2 m<sup>2</sup> (540 sq.ft.)  
TOTAL : 100.4 m<sup>2</sup> (1,081 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### 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.