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properties



**2 Lamb Park**  
Chagford, Devon TQ13 8DN

**£325,000 Freehold**





### The Property

No.2 Lamb Park is a three bedroom centre terrace home that has been extended and improved to offer smart and very well presented accommodation throughout. It has a big bright top floor double bedroom with views and an ensuite shower room, two first floor double bedrooms and a recently refurbished and modernised bathroom, a bright entrance hall, w.c./utility room, a modern, contemporary style kitchen and a broad living room with big windows and door to the paved rear garden. The front garden is paved for sitting out and there is a single garage. It is well presented throughout and Fowlers strongly recommend viewing.

### Situation

Lamb Park is located at the bottom of Lower Street which is a gentle gradient of about 350 paces to the bustling town square in the ancient Stannary town of Chagford and about the same distance to riverside and countryside walks. The town is situated in beautiful Dartmoor National Park and offers a wide variety of day to day and specialist shops, four pubs, cafes and restaurant as well as a library and surgeries for doctor, dentist and vet. There is a Primary school, pre-school and Montessori school and a Parish church, Roman Catholic church and chapel. Sports facilities include a football and cricket pitch, a bowling club, tennis club, gym, a skatepark, 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 C

### Services

Mains gas, electricity, water and drainage.

### Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen and Old Forge Cafe just before entering Southcombe Street. At the right hand bend it becomes Lower Street and shortly after the pinch-point in the street you will come to Lamb Park on the left just before the Primary school. No.2 is the fourth house on the left just across the entrance road to Lamb Park.

### Entrance

A tarmac pathway leads to a paved patio area at the front of the house, perfect for the morning sun. It is partly protected below the first floor overhang and shelters the upvc double glazed front door.

- **A smart and modern mid terrace home**
- **Walking distance to amenities**
- **Entrance hall and downstairs w.c.**
- **Three bedrooms**
- **Smart recently refitted kitchen**
- **Full width living room**
- **Two bathrooms**
- **Sunny, paved garden**
- **Single garage**
- **Double glazed and gas centrally heated**

### Hallway

A upvc double glazed front door leads into the hallway which has oak laminate flooring, an attractive cast iron radiator, a pendant light point, a staircase with a good understairs storage area and built in cloaks cupboard. A glazed oak door leads to the living room and an obscure glazed door to the utility/w.c.

### Utility/W.C.

This room has a wood effect ceramic tiled floor, a low level w.c. with a concealed cistern, and a wash hand basin set on a tiled surface above a vanity cupboard. A upvc double glazed obscure window faces to the front and has a hardwood sill, and a hardwood worktop sits above space for an automatic washing machine and storage. A pull-out panel conceals the circuit breaker box and electric meter and there is a wall mounted chromed heated towel rail.

### Kitchen

The kitchen has been recently refitted with a smart modern kitchen with white doors and drawers on a good range of base and wall cabinets with stone effect worktops that have a stainless steel sink and mixer tap and a four ring halogen hob with circulator hood and light above. There is an integral fan oven and grill and an undercounter fridge and space in the eye level cabinets for a microwave. The worktops have fitted lighting and the floor is an oak laminate.

### Living room

This is a bright room with a three quarter width upvc double glazed picture window and sliding door to the paved courtyard garden. The floor is oak laminate and there are two cast iron radiators, a TV point, two pendant light points and plenty of space for a big sofa and a dining table and chairs.







### **First floor landing**

A glazed balustrade protects the stairwell and a matching panel above allows in plenty of natural light from the upvc double glazed front window. A recessed display niche sits above the stairs and there are oak doors to all rooms, the built in landing closet and the door to the second staircase.

### **Bathroom**

An obscure glazed oak door leads to the bathroom which has a limestone tiled floor, window sill and splashbacks above the bath and basin. The suite comprises a white pressed steel bath, a low level w.c. with concealed cistern and a porcelain wash hand basin set on a vanity unit. An extractor fan is fitted, three LED downlighters and a chromed heated towel rail.

### **Bedroom 3**

A rear facing double or twin room with a broad upvc double glazed window with a view across the edge of town to the other side of the Teign Valley. It has a cast iron radiator and a pendant light point.

### **Bedroom 2**

This front facing double bedroom has a upvc double glazed window looking across the edge of town to countryside and Nattadon Hill. It has a cast iron radiator and a pendant light point.



## Second floor

The staircase from the first floor landing rises past the upvc double glazed window and a feature brick wall to the top floor bedroom which has a wooden display niche and a glass balustrade to protect the stairwell.

## Bedroom 1

This super room has five velux double glazed skylights with great views across the edge of town to the Teign Valley, Nattadon and Meldon Hill. There is built in eaves storage, three pendant light points, a cast iron radiator and a solid oak floor. An oak door leads to the ensuite shower room.

## Ensuite shower room

This shower room is naturally lit by a velux double glazed skylight and has a brick paved floor, one wall light point, two LED downlighters and an extractor fan. A low level w.c. is fitted, a porcelain basin on a hardwood vanity unit and a glazed shower screen and door lead into the waterproof panelled shower which has a fitted thermostatic shower. A chromed heated towel rail is wall mounted.







### Exterior

#### Front

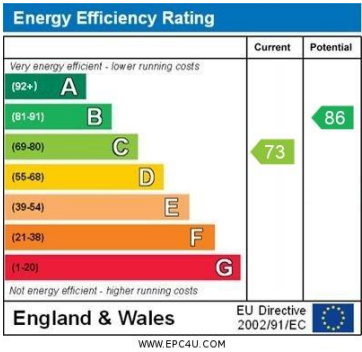
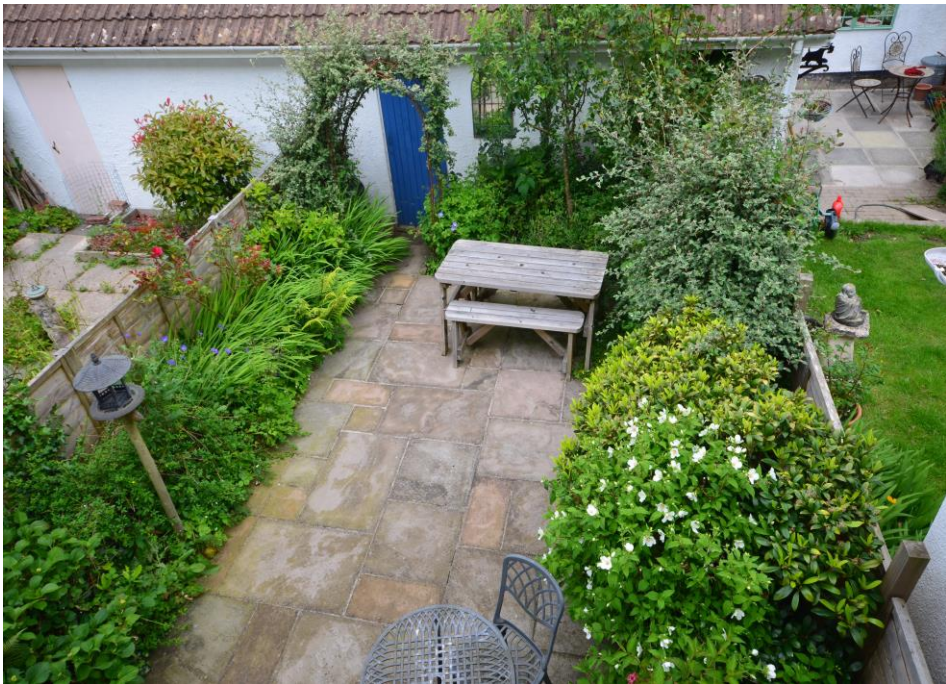
The south east facing garden at the front of the house is paved and has a segment sheltered by an overhang for sitting out.

#### Rear garden

The rear garden is mostly paved and has well stocked beds and planters to each side and plenty of space for a table and chairs and a sun lounger. The garden has a long west facing boundary for evening sun. A door leads into the single garage.

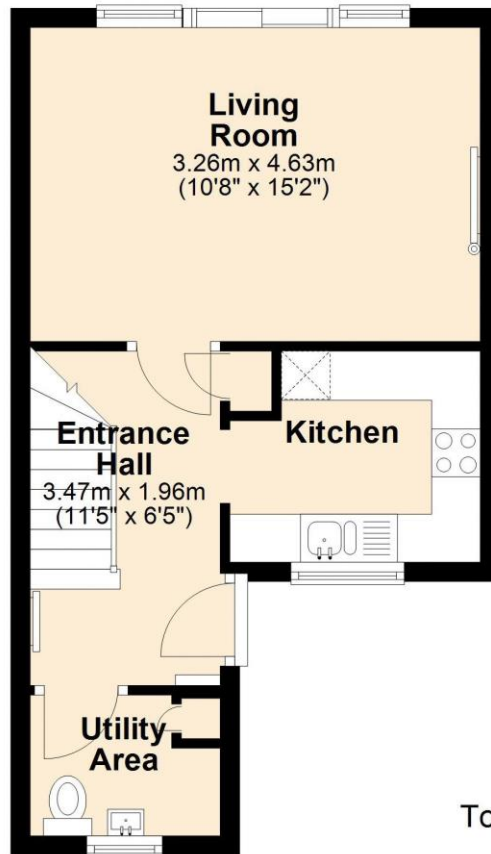
#### Single garage

Measuring 16'9" x 7'9"/5.11m x 2.36m and built of block with a concrete floor and a metal up and over door.



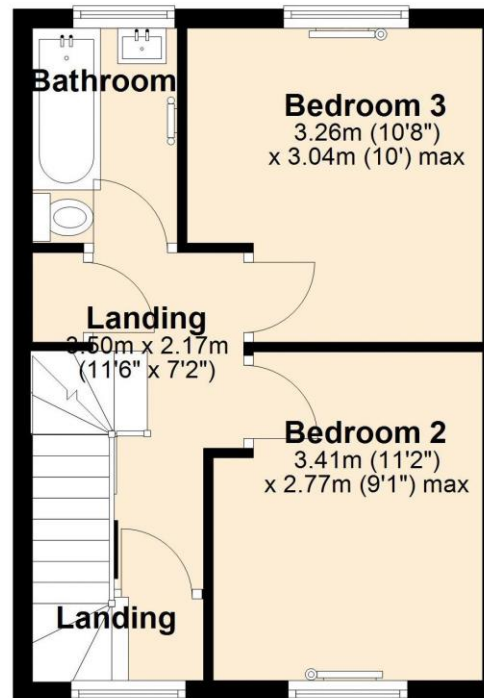
## Ground Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



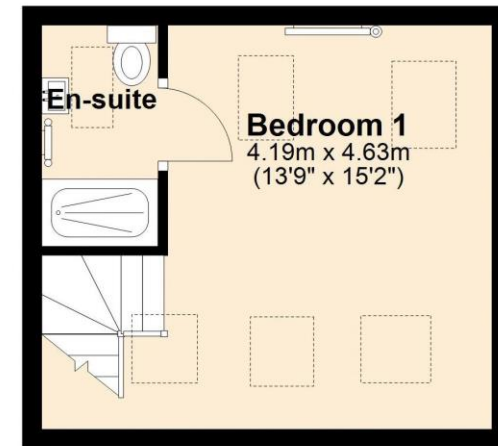
## First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



## Second Floor

Approx. 19.4 sq. metres (209.0 sq. feet)



Total area: approx. 82.4 sq. metres (887.2 sq. feet)

### VIEWING BY APPOINTMENT ONLY

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