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properties



Lookover

Manor Road, Chagford, Devon TQ13 8AS

£695,000 Freehold



The Property

Lookover was built in the late 1970s on a garden plot of 0.24 acres in an elevated position with super views across the Dartmoor countryside to the moor. The house has flexible accommodation with both living areas and two bedrooms on the ground floor and a large first floor main bedroom and bathroom as well. The property is fully double glazed with wood effect upvc double glazing and it has gas fired central heating and all mains services. There is a virtually level walk into the town centre from the rear garden. The ground floor accommodation comprises an entrance hall, dining room and sitting room, kitchen, bathroom, a big double bedroom and a small double bedroom. Upstairs there is a bathroom and large double bedroom with a walk-in dressing room at one end. It has mains gas fired central heating to radiators and a partial air circulation system. There is parking and a turning head and single garage. This home enjoys not only great views but is also quite unique owing to the level access to the town square and Fowlers very strongly recommend viewing this home.

Situation

Being in an elevated position, Lookover enjoys great views across the Dartmoor countryside to Kestor and the high moor. It also has a virtually level walk to the bustling town square. Chagford has a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. There are surgeries for doctor, dentist and vet, a Primary school, pre-school and Montessori, a library and Parish church, Roman Catholic church and chapel. The town is surrounded by countryside, riverside and moorland walks and has excellent sports facilities including a football and cricket pitch, a pavilion, tennis club, bowling club, skate 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.

Services

Mains gas, electricity, water and drainage.

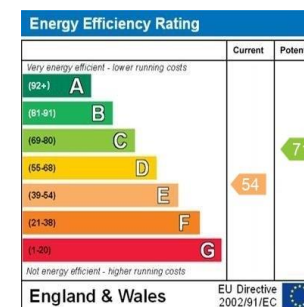
Council tax band

Band E

Directions

What Three Words: clasps.gurgled.revisits By car drive to the top of The Square and turn right into Mill Street. After about 200 metres the road splits and you take the left fork keeping an eye open for a private driveway on the left. Take the private drive on the left and after about 75 metres on the left you will see the double gates to Lookover.

- A detached bungalow in a quiet spot with a virtually level walk to the town square
- Beautiful views to the moor
- Garden of 0.24 acres
- Entrance hall
- Interconnecting sitting room and dining room with great views
- Kitchen with garden access
- Ground floor bathroom and two double bedrooms
- First floor principle bedroom with dressing room and adjacent bathroom
- Fully double glazing, gas fired central heating and partial air circulation system
- Single garage and plenty of parking



Entrance

At the immediate front of Lookover there is a paved terrace and steps up to the upvc double glazed wood effect front door and glazed side panel.

Entrance hall

A 'T' shaped hallway with two pendant light points, a single panel radiator and doors to the dining room, bathroom, kitchen and two bedrooms.

Dining room

This is a spacious and bright dining room with a very large upvc double glazed wood effect window which enjoys a superb view across countryside to the moor. It has four LED downlighters, a double panel radiator and a broad opening into the sitting room.

Sitting room

A triple aspect room with a pair of upvc double glazed French doors to the paved terrace at the front and superb views across the edge of town and countryside to the moor. There are 10 LED downlighters, a TV point, a built in storage cupboard, a large single panel radiator and an air circulation vent. The open plan staircase rises to the first floor.





Kitchen

The kitchen is fitted with a range of base and wall units with light wood finished cupboard and drawer facias, roll top effect worktops with tiled splashbacks, a single drainer stainless steel sink with mixer tap and space for a gas cooker, washing machine and fridge. There are three LED downlighters, an air circulation vent and a double panel radiator. A upvc double glazed wood effect back door and window look out to the garden.

Bathroom

The bathroom is pine floored and fitted with a white suite of panelled bath with shower/mixer tap, shower curtain rail and bath splashbacks tiled to ceiling height. It has a low level w.c., pedestal wash hand basin, shaver point, ceiling light point, fitted extractor fan, single panel radiator and a upvc double glazed obscure rear window.

Bedroom 2

A front facing bedroom with a broad upvc double glazed wood effect window looking out to the view. It has a pendant light point and a wide single panel radiator.



Bedroom 3

A smaller double bedroom which is rear facing with a upvc double glazed wood effect window looking to the rear garden, a pendant light point and a single panel radiator.

First floor landing

The open plan staircase rises to the first floor where there is a pendant light point and doors to the main bedroom and first floor bathroom.

Bathroom

A upvc double glazed wood effect dormer window with a window seat looks out to the superb view to the moor. There are two wall light points, a wall mounted wash hand basin with chromed mixer tap, a low level w.c. with concealed cistern beneath a tiled wall and plinth and a steel panelled bath with chromed mixer tap. A circulator vent is fitted, mirrors and a plumbed, heated towel rail

Main bedroom

This is a big, bright room with a upvc double glazed wood effect dormer windows both front and rear with a great view to the countryside and moor. To either side of the rear dormer there are matching side windows and an additional velux double glazed skylight is set into the ceiling of the front elevation. There are three wall light points, four downlighters and a built in cupboard which houses the Worcester mains gas fired central heating boiler, the large Santon insulated hot water cylinder and immersion heater and the Silavent air circulation pump. The bedroom has one single panel radiator and there are double doors to the walk-in dressing room.





Exterior

The gardens

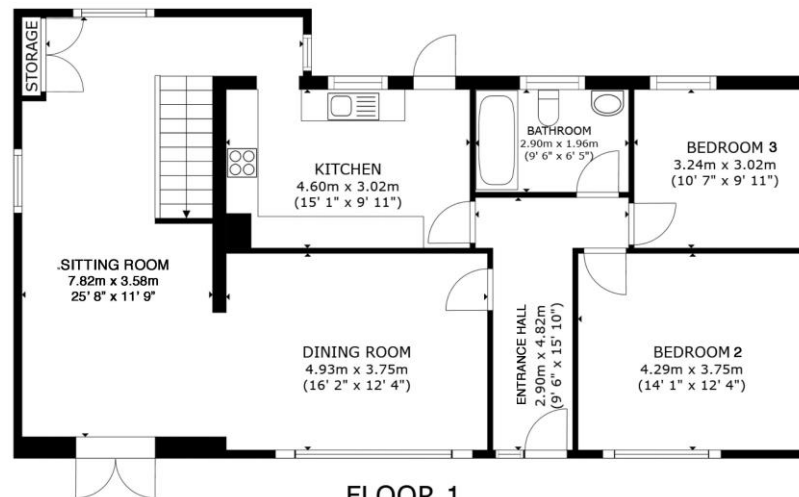
A pair of wooden double gates leads into the garden of Lookover from the private lane. The drive is laid to tarmac and offers plenty of parking and a turning head. Immediately in front of the house is a paved area from which to sit and enjoy the view and a pathway leads around the residence to either side and along the rear to the back door. Retaining walls are topped by the lawn and there are some mature shrubs and conifers and an area of lawn at the front which also enjoys the lovely view. The plot is fenced by mainly wooden fencing and some mature hedgerows. A gate at the rear of the garden leads to a pedestrian right of way and the virtually level walk to the Mill Street and the town square.

Garage

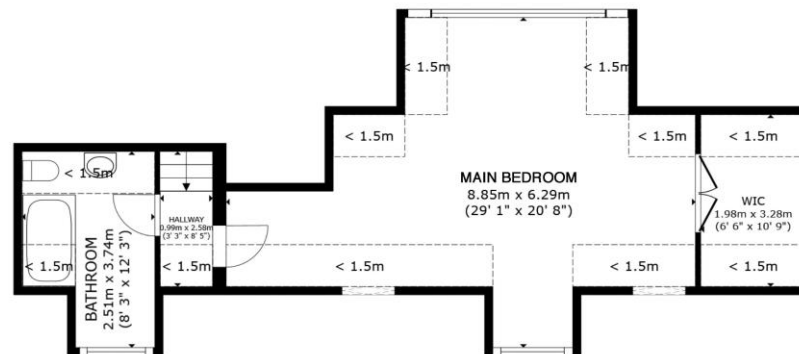
20'1 x 10'1/6.12m x 3.07m (door is 7'2.13m wide). This block built garage has a metal up and over door, a concrete floor, power and light with a separate fusebox and a pedestrian side door.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 108.0 m² (1,162 sq.ft.) FLOOR 2 36.2 m² (390 sq.ft.)
 EXCLUDED AREAS : REDUCED HEADROOM 17.7 m² (191 sq.ft.)
 TOTAL : 144.2 m² (1,552 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

VIEWING BY APPOINTMENT ONLY

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