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properties



1 Prouse Avenue
Chagford, Devon TQ13 8FL

£475,000 Freehold



The Property

Built by the renowned developer CG Fry, No.1 Prouse Avenue is a most attractive granite clad detached home which is only 5 years old. It has a B rated EPC and is fully double glazed and centrally heated by mains gas. It has a single parking bay in front of the generous single garage. The accommodation has good natural lighting throughout with large sash windows to the front and side which look out to the amenity green at the front and contemporary style windows to the rear looking to the walled rear garden. The accommodation is well appointed throughout and on the ground floor it comprises an entrance hall and w.c./cloakroom, a sitting room with fireplace, gas coal effect fire and French doors to the rear garden, a well fitted kitchen/dining room with many integral appliances and a separate utility room. Upstairs there is a bright landing, a main bedroom with smart ensuite shower room, a family bathroom and two further double bedrooms. Fowlers very strongly recommend viewing this delightful home.

Situation

The Bellacouch Meadow development is highly sought after and No.1 Prouse Avenue is in an enviable and quiet spot with an amenity green just in front of it and some lovely rural views to the rear. The town square is less than a ten minute walk and the primary school, pre-school and Montessori school are an easy walk. The ancient Stannary town of Chagford has a wide variety of day to day and specialist shops, surgeries for doctor, dentist and vet, a Parish church, Roman Catholic church and chapel, four pubs and cafes. The town is surrounded by countryside, riverside and moorland walks and there are good sports facilities with a football and cricket pitch, sports pavilion, tennis club, bowling club, skate 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, water, electricity and drainage.

Council tax band

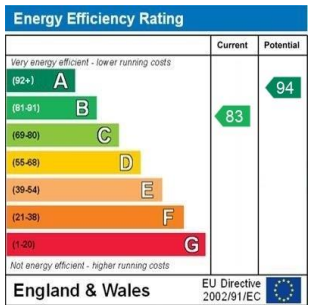
Band E

Directions

What three words: vintages.taxpayers.goodbyes

From Fowlers double front doors turn right and walk down The Square until you come to the entrance to the churchyard on the right. Go through the lychgate and turn left down the footpath that runs alongside the churchyard. At the bottom turn left into Orchard Meadow and after about 150 metres on the left is a path that leads to Bellacouch Meadow. Take this tarmac path and after about 50 feet, on the right are some steps into Bellacouch Meadow. Walk along the path and when you get to the road bear left and then on the right almost immediately you will see the amenity green in front of 1 Prouse Avenue and the house is just across the green.

- A detached granite clad home only 5 years old
- Fronting onto a pretty green amenity space and enjoying rural views at the back
- Fully double glazed and gas centrally heated with a B rated EPC
- Single garage and parking space
- Entrance hall and w.c.
- Sitting room with good natural light, fireplace and French doors to the garden
- Smart kitchen/dining room and separate utility room
- Main bedroom with ensuite shower room
- Family bath/shower room
- Two further double bedrooms



Entrance

A panelled front door sits beneath a canopy with inset LED downlighters. There is a narrow flower border to either side of the door and an attractive area ideal for a bench to one side of the house that is shared with the neighbour.

Hallway

The hallway has panelled doors to all rooms and a staircase to the first floor. The floor is laid with a quality wood effect laminate and there is a single panel radiator.

W.C.

Fitted with a ceramic floor and textured ceramic wall tiling to chest height. The white sanitary ware comprises a low level w.c. and pedestal wash hand basin and there is an extractor fan, single panel radiator and a pendant light point.

Sitting room

This is a bright room with a triple aspect and tall upvc double glazed sash windows to the front and side as well as French doors to the garden. A stone fireplace is fitted with a mantel and hearth and a built in gas coal effect real flame fire. There are two pendant light points, plenty of power points and a media panel, a double panel radiator, an oak effect laminate floor and a wifi connected movable Wiser thermostat for the ground floor central heating control.





Kitchen/dining room

The whole room has a ceramic tiled floor and at the dining end there is a tall upvc double glazed sash window, ample space for a dining table, a pendant light and a double panel radiator. The kitchen end is fitted with a smart range of light grey cabinets with stone effect worktops, 'metro' style tiled splashbacks and worktop lighting. Fitted appliances include a five burner mains gas AEG hob with a complimentary cooker hood and lighting above, an electric AEG double oven/grill and an integral dishwasher. There is space for a freestanding fridge/freezer. There are six LED downlighters and an extractor fan. A panelled door leads to the utility room.

Utility room

A most useful space with a ceramic tiled floor and a broad upvc double glazed door to the garden. It is fitted with base and wall cabinets with stone effect worktops and a single drainer stainless steel sink, space for a washing machine and drier and a fitted wall mounted Vaillant IQ mains gas fired central heating boiler. A ceiling light is fitted and a panelled door leads to a large understairs cupboard with a light, power and the media inputs to the house.

First floor landing

There is an oak handrail in the stairwell and matching hand rails and caps on the white painted balustrade that protects the stairwell. Panelled doors lead to all rooms and to the airing cupboard which is shelved. At the front is a large sash window with a view to the amenity green just across the road. A pendant light point is fitted and a single panel radiator.



Family bathroom

The bathroom is fitted with a 'P' shaped bath which has fully tiled splashbacks and a built in thermostatic shower above the bath with curved glazed shower screen. Other sanitary ware comprises a wall mounted wash hand basin with mixer tap and shaver/light above and a low level w.c. The walls are tiled to waist height and the window sill has matching tiles beneath the upvc double glazed obscure window. An extractor fan is fitted and there is a chromed dual fuel towel rail.

Bedroom 1

A large upvc double glazed sash looks across the road to the amenity green. There is a pendant light point, a TV and telephone point, a double panel radiator and a smart built in wardrobe with hanging rails, shelving and oak framed, sliding mirror doors. A panelled door leads to the ensuite shower room.

Ensuite shower room

This room is ceramic tiled to waist height and has a ceramic tiled floor. The tiling in the shower is full height and it has a glazed shower screen and sliding door and a built in thermostatic shower. Other sanitary ware includes a wall mounted wash hand basin with shaver/light above and a low level w.c. The floor is laid with a quality wood effect vinyl, and there is a fitted extractor fan and chromed dual fuel heated towel rail. The window is upvc double glazed and obscure.





Bedroom 2

A rear facing bedroom with a view over the garden and to the Deer Park and hills in the distance. It has a broad upvc double glazed window, a pendant light point and a single panel radiator.

Bedroom 3

A bright room with two upvc double glazed sash windows and a view across the road to the amenity green. A pendant light point is fitted and a single panel radiator.

Exterior

Front

To the front and side of the house alongside the rear garden wall is a slim border which has been planted with aromatic plants and herbs and some flowering perennials.

Rear garden

The sunny walled garden measures 34'6 x 28'7/10.52m x 8.71m. It has a paved patio by the house and a gravelled and granite bounded path curving gently to the rear gate with a matching quarter circle patio area at the bottom of the garden to catch the evening sun. It is mainly laid to grass with well stocked borders and to the side of the house is a useful garden storage area where a small shed could be erected.

Garage

A generous single garage which measures 19'6 x 9'7/5.94m x 2.92m with a doorway width of 7'3"/2.21m. It is block built with a slate roof, lighting, power and its own consumer unit should you wish to install an EV charger. There is a metal up and over door and some potential eaves storage if need be.

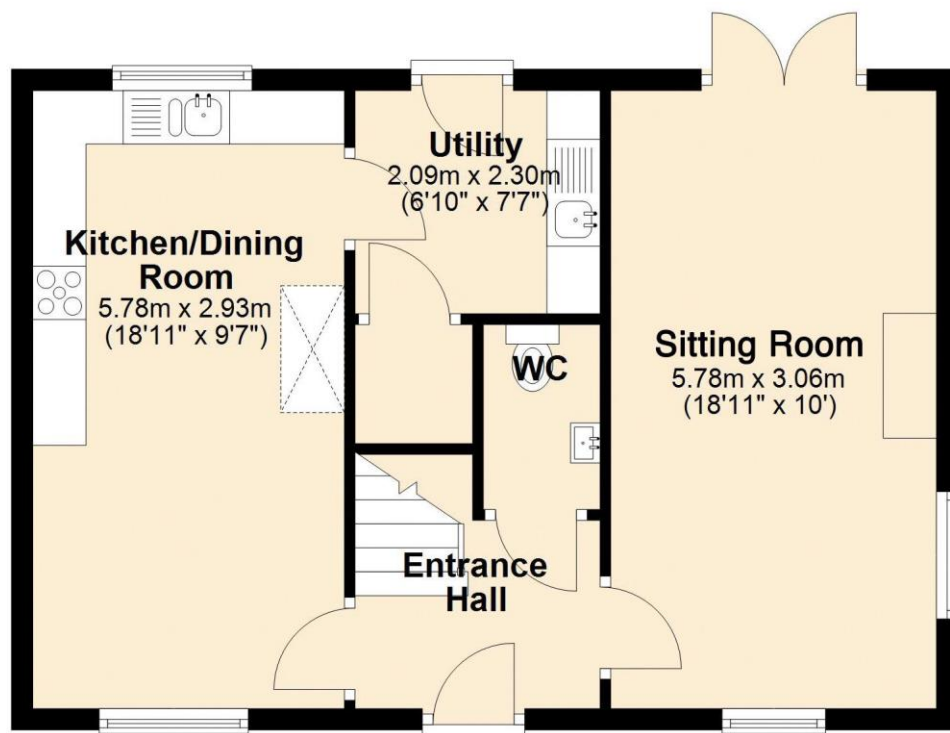
Parking

In front of the garage is a big single parking space.



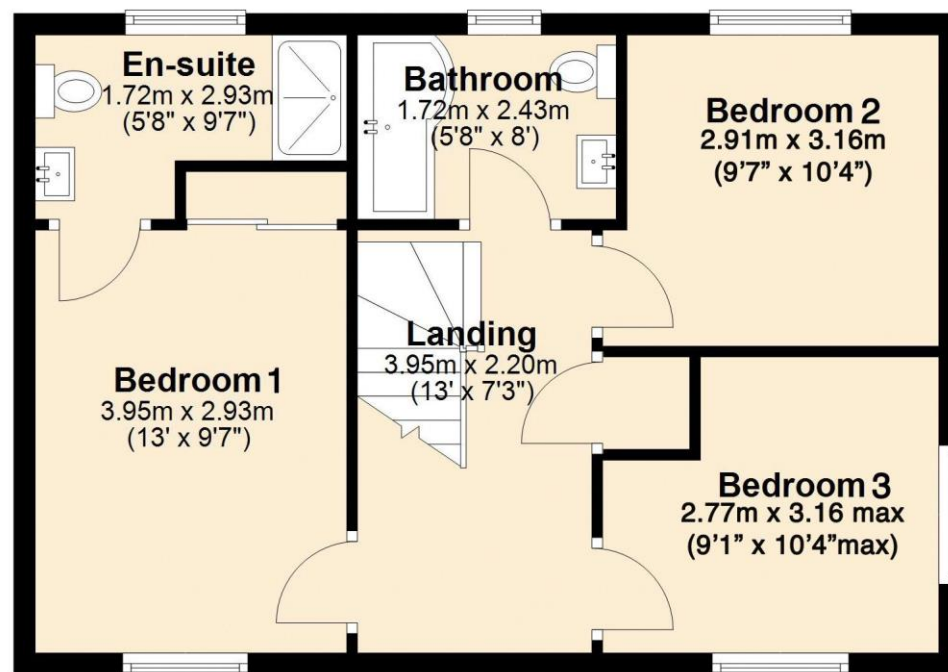
Ground Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.0 sq. feet)



Total area: approx. 98.1 sq. metres (1056.0 sq. feet)

VIEWING BY APPOINTMENT ONLY

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