



2 Orchard Meadow
Chagford, Devon TQ13 8BP

£265,000 Freehold



The Property

This terraced family home is well insulated and comfortable with gas fired central heating and double glazing throughout. It has a double glazed porch, an entrance hall, lounge with fireplace, sitting room with woodburner and a solid wood kitchen on the ground floor. Upstairs there are two double bedrooms, a single bedroom and bathroom. The attic has a double glazed skylight and is floored for storage and there is ladder access. To the front is a garden laid to grass and to the rear a south facing garden also laid to grass. Fowlers strongly recommend viewing this lovely, sturdy home.

Situation

Orchard Meadow is a quiet residential road only about 250 metres from the bustling town square where there is a wide variety of day to day and specialist shops. The Primary school, pre school and Montessori school are only a short level walk away. Chagford is a vibrant ancient Stannary town surrounded by beautiful Dartmoor countryside, riverside and moorland walks. It has numerous cafes, four pubs, a library and surgeries for doctor, dentist and vet. There are good sports facilities with a football and cricket pitch and sports pavilion, a tennis club, bowling club, play park, 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, drainage and electricity.

Council tax band Band C

Directions on foot

What3Words : hurry.snippet.rhino

From Fowlers front doors turn right and walk down The Square turning right at the delicatessen to go through the lychgate into the churchyard. Once in the churchyard turn left and walk down the footpath alongside the churchyard. At the bottom you have reached Orchard Meadow. Turn left and No.2 is the second house on the left.



Entrance porch

A lockable upvc double glazed porch with power, a tiled base and ample space for boots and coats.

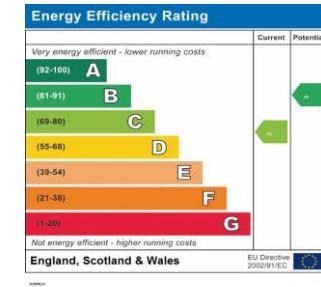
Entrance hallway

The hall is floored with oak and has pine panelled doors to all rooms and a painted staircase to the first floor. The ceiling is coved and there is a pendant light point.

Lounge

A front facing room with a upvc double glazed window, a tiled working fireplace and hearth with wooden surround and mantel, fitted shelves along one side of the chimney breast, a pendant light point and a panelled radiator.

- A centre terrace family home with garden front and rear
- Fully double glazed and with gas fired central heating
- Entrance porch
- Hallway
- Lounge with fireplace
- Sitting room with woodburning stove
- Solid wood kitchen
- Bathroom
- Two double and one single bedroom
- Large floored attic space



Kitchen

The flooring in the kitchen is part oak and part cork. The kitchen units are solid wood with oak worktops incorporating a single drainer stainless steel sink with mixer taps set beneath an oak sill and a upvc double glazed window looking to the garden. There are tiled splashbacks and space for a dishwasher, automatic washing machine and gas cooker. A two year old Intergas combi central heating boiler is wall mounted. Some shelving is fitted and there is a doorway to the understairs storage cupboard.

Sitting room

The sitting room is at the rear and has a upvc double glazed door and windows leading out to the garden. A woodburning stove is fitted with a slate hearth, and above and behind it an opening allows warm air through to the kitchen as well. The ceiling is coved, there is a pendant light point and the floor is laid to oak.

First floor landing

The landing has a stripped balustrade, panelled doors to all rooms, a built in linen cupboard, a painted pine floor, pendant light point and a loft hatch with a pull-down ladder.

Bedroom 1

A front facing room with a upvc double glazed window. It has a range of fitted wardrobes with louvered doors, hanging rails, top cupboards and shelving, a coved ceiling, single panel radiator and pendant light point.

Bedroom 2

A rear facing room overlooking the rear garden with a coved ceiling, pendant light point, upvc double glazed window, single panel radiator and a range of fitted wardrobes with louvered doors, hanging rails, shelving and top cupboards.

Bedroom 3

This single room faces to the front and has a upvc double glazed window, a coved ceiling, a pine topped plinth above the stairwell, single panel radiator and pendant light point.

Bathroom

Fitted with a white pressed steel bath with a shower/mixer tap and tiled splashbacks, a low level w.c., wash hand basin, aextractor fan, upvc double glazed window and three ceiling recessed downlighters.

Attic

A floored and part insulated loft with plenty of space for storage, a velux double glazed window and power and light.

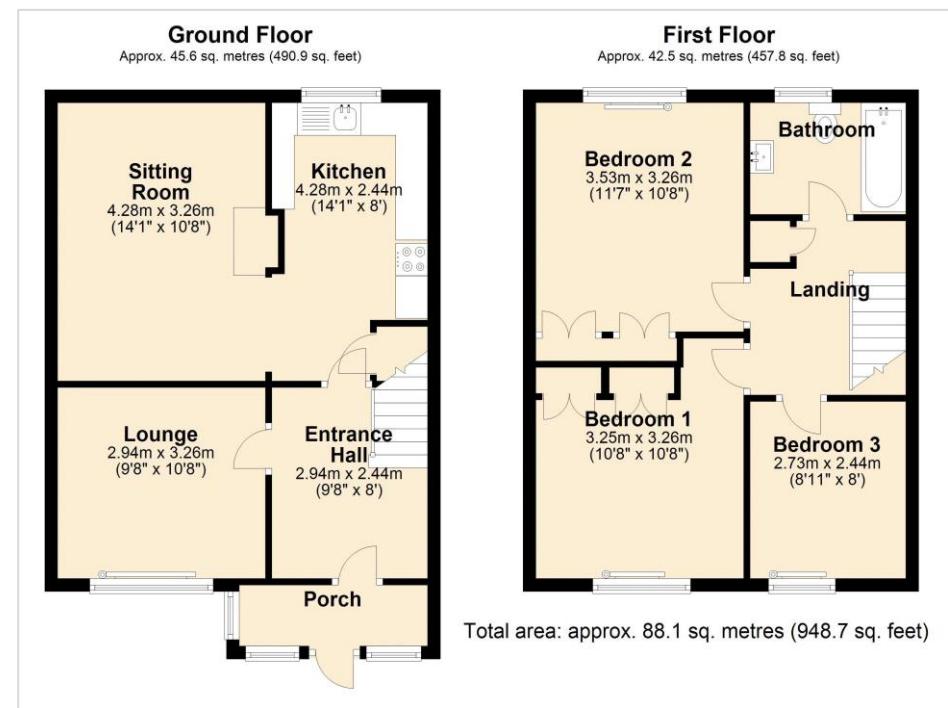
Exterior

Front garden

A pathway leads from the road and leads to the mainly grassed garden which has a timber framed log store.

Back garden

To the immediate rear of the house is a concrete pathway with a retaining wall and steps up to the grassed garden which has flower borders and some maturing shrubs. The garden is south facing.





VIEWING BY APPOINTMENT ONLY

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