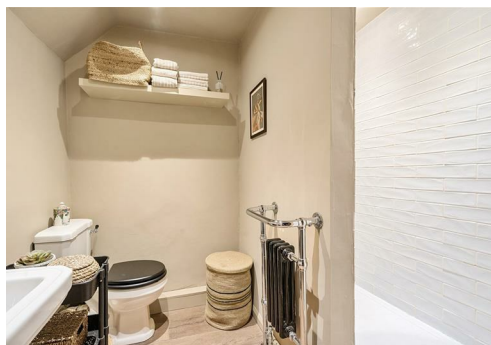




8 Lower Street

8 Lower Street, Chagford, Newton Abbot, Devon, TQ13 8AZ



Town Centre 0.1 Miles, Exeter 18 Miles.

A charming one bedroom Grade II listed Cottage situated within this popular Dartmoor town.

- Kitchen
- Sitting/Dining Room
- Double Bedroom
- En Suite Shower Room
- Courtyard Garden
- Gas Central Heating
- Walking Distance Of Town Centre
- Freehold
- Council Tax Band B
- EPC Band E

Guide Price £240,000



SITUATION

The property is conveniently located within the heart of the popular market town of Chagford. The town square is only a few minutes walk up the hill and there are an excellent range of day to day and specialist shops, churches, chapel, pubs, hotel and restaurant. Chagford has excellent leisure and sporting facilities including a popular open air swimming pool, cricket pitch, tennis and bowling club, and the town also has a primary school. From the town there is easy access to the A30 dual carriageway and to the Cathedral city of Exeter with its M5 motorway, mainline rail and international air connections.

The town of Okehampton is also within easy travelling distance, again with a good range of shopping facilities including a Waitrose supermarket and expanding college. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits and the enjoyment of this unique environment.

DESCRIPTION

A charming Grade II listed residence situated within the heart of the popular Dartmoor town of Chagford. This cosy cottage is offered in lovely order throughout, having been upgraded and improved by the present vendors. The property has been tastefully decorated and retains many original period features which include, exposed beams, timbers and panelled walls. Together with a feature inglenook fireplace with wood burning stove. A modern kitchen and shower room compliment the cottage, which also benefits from mains gas fired central heating. Externally is a courtyard garden with outlook toward the countryside.

ACCOMMODATION

Via front door to ENTRANCE LOBBY: (owned by the property, but no 6 having

right of access to their front door). Feature exposed timber panelling, entrance door to ENTRANCE HALL: exposed granite stone wall and original timber panelling. Door to KITCHEN: Range of base cupboards and drawers with work surfaces over and inset ceramic sink and drainer. Integral fridge/freezer. Free standing 'Rangemaster' cooker, open shelving. Door and window to rear.

SITTING/DINING ROOM: Feature inglenook granite fireplace with wood burning stove, exposed timber and beams, fitted cupboards, shelving and desk. Window to front with window seat. Door with turning staircase to first floor. Window to rear aspect. Open aspect to:

BEDROOM: A lovely spacious room with two windows to front aspect. Wardrobe area with open wardrobes, shelving and curtain screen. Access to loft space. Fitted cupboard housing gas fired central heating boiler and plumbing and space for washing machine. Sliding door to EN SUITE: Comprising pedestal wash basin, WC, tiled shower cubicle with mains fitted Victorian style shower fitment. Heated towel rail.

OUTSIDE

A small courtyard garden, laid to gravel with flower/shrub borders.

SERVICES

Mains electricity, water, gas and drainage. Mobile Coverage: All providers limited indoor, likely outdoors (Ofcom) Broadband Coverage: Superfast available upto 80mbps (Ofcom)

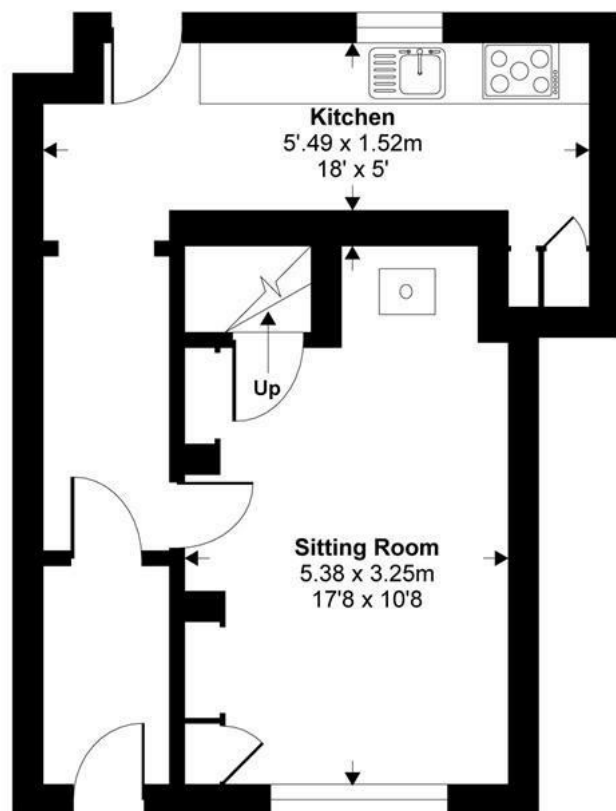
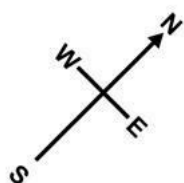
DIRECTIONS

For Sat Nav Purposes the postcode is TQ13 8AZ.
what3words revealing.closed.lollipop

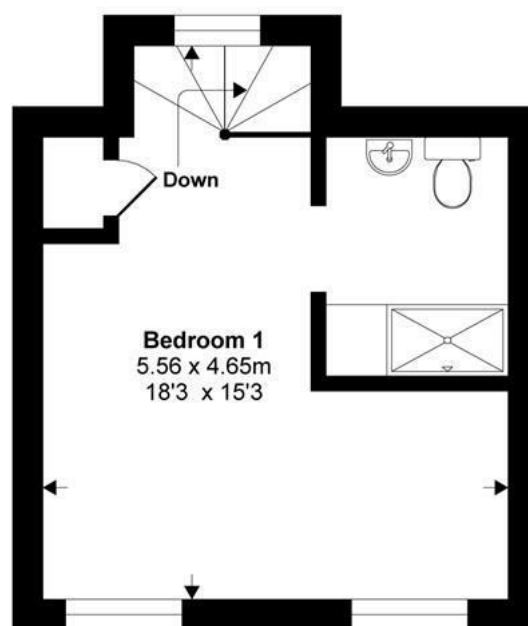


Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checon 2025. Produced for Stags. REF: 1229728

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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