fowlers properties

10 Bretteville Close

Chagford, Devon TQ13 8DW

£259,950 Freehold

The Property

The houses in Bretteville Close are about 45 years old and are ideal for a first time buy or downsize. No 10 has an east/west aspect and the rear garden gets all the evening sun. The house is in a tidy condition and is fully double glazed and mains gas centrally heated and the accommodation comprises an entrance porch, living room and kitchen/breakfast room on the ground floor. Upstairs there are two double bedrooms and a family bathroom. Fowlers strongly recommend viewing this property.

Situation

10 Bretteville Close is located at the far end of the close away from any busy roads. It is just a short walk to the bustling town square where there is a wide variety of day to day shops, cafes and pubs. The Primary school, pre-school and Montessori school are just a level walk away. Chagford has surgeries for doctor, dentist and vet, a library, Parish church, chapel and Roman Catholic church. Chagford is surrounded by countryside, moorland and riverside walks and there are good sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, skate park and an open air swimming pool in the summertime. There are bus services to Okehampton, Newton Abbot and Exeter and the A30 dual carriageway is about 5 miles away and Exeter approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

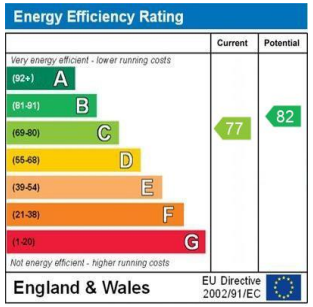
Council tax band

Band C

Directions

From Fowlers double front doors turn right and walk down The Square passing the delicatessen and book shop and walking into Southecombe Street. At the right hand bend the road becomes Lower Street. Just after the pinch point in Lower Street you will find Bretteville Close on the right. Walk into the close and No.10 is at the end of the terrace on the right.

- An end terrace home about 45 years old
- Enclosed rear garden facing south west
- Parking space
- Entrance porch
- Spacious living room
- Kitchen/breakfast room
- Family bathroom
- Two double bedrooms
- Full double glazed windows and doors
- Mains gas fired central heating



Entrance
The house has a small front garden and pathway to the front porch.

Porch
A upvc wood effect multi locking front door leads into the porch where there is a wall mounted electric meter and circuit breaker box, a upvc double glazed side window and a multi paned door to the living room.

Living room
A generous room with an oak effect laminate floor, a pendant light point, a broad upvc double glazed front window with a Venetian blind, TV and satellite points, a wall mounted central heating thermostat, double panel radiator, stairs to the first floor and a panelled door to the kitchen/breakfast room.

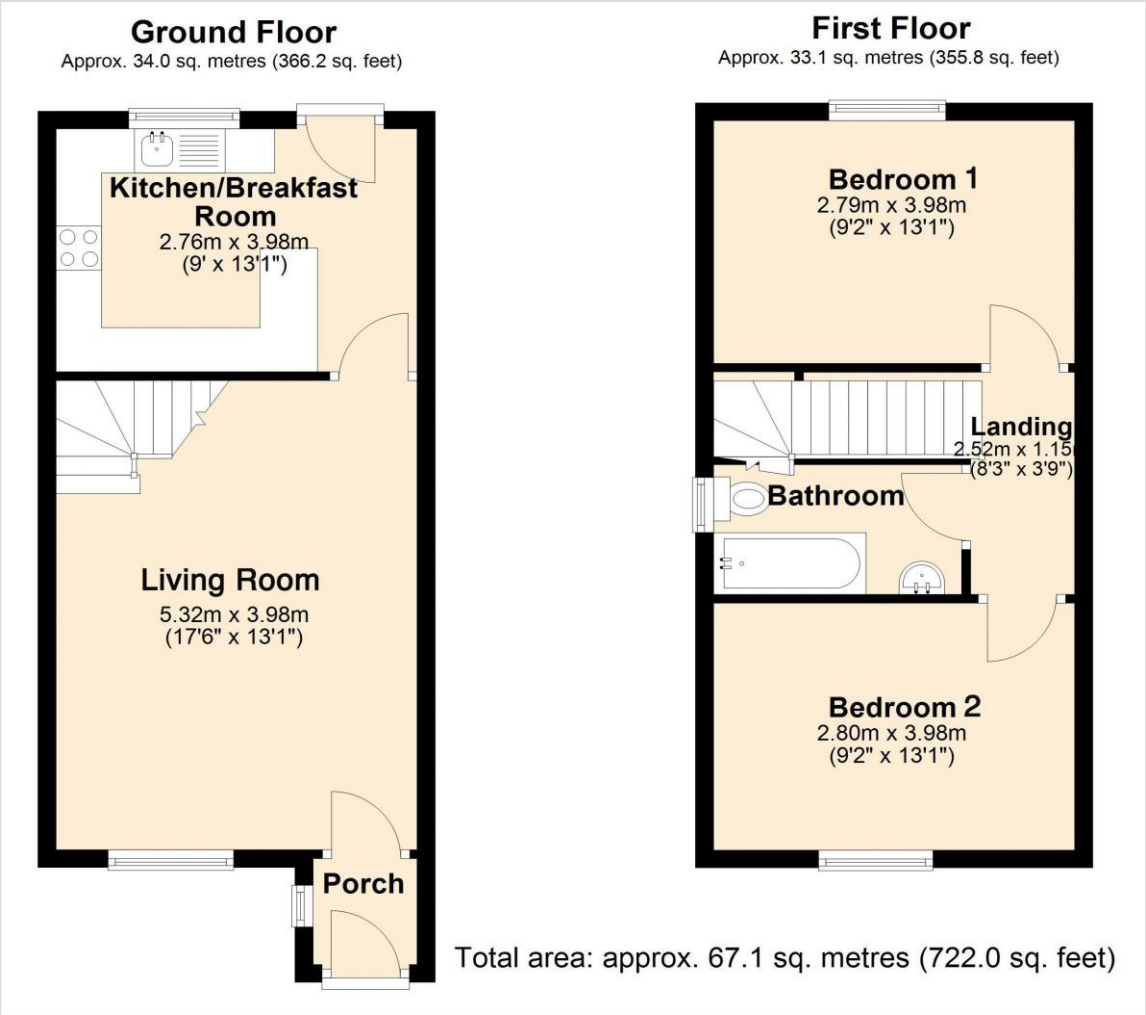
Kitchen/breakfast room
This room has a ceramic tiled floor, a upvc double glazed rear door and a matching rear window with a fitted Venetian blind looking out to the garden. It is fitted with a range of base and wall cabinets with stone effect worktops and breakfast bar, tiled splashbacks and fitted appliances including a Schott halogen four ring hob, a Bosch single fan oven and grill and an extractor hood/light. A single drainer stainless steel sink and mixer tap are set below the rear window and there is space for a free standing fridge, washing machine and freezer. A Vaillant gas fired central heating boiler is wall mounted and concealed in a wall unit and there is a single panel radiator.

First floor landing
The stairs are painted and have white handrails, and there is a fitted loft access hatch, a pendant light point and panelled doors to all rooms.

Bedroom 1
A rear facing room with a upvc double glazed rear window, a pendant light point, a single panel radiator and a deep built in cupboard with hanging rail.

Bedroom 2
Facing to the front with a upvc double glazed window and a part obscured view across the edge of town to the Whiddon Deer Park. A Venetian blind is fitted, a pendant light point and a single panel radiator.

Bathroom
A bright bathroom with a upvc double glazed obscure window, a vinyl floor and a ceiling light point. The bathroom is fitted with a suite of panelled bath, low level w.c. and a pedestal wash hand basin with a mirror door medicine cabinet and shaver/light above. An electric shower is wall mounted above the bath and there is a hinged shower screen.



Exterior
The rear garden faces to the west and measures 20'5" x 17'2"/6.22m x 5.23m. It has a paved path to the rear pedestrian gate, a small lawn behind a rendered retaining wall and a patio at the rear of the house with space for a small deck at the side. The door to the kitchen/breakfast room is sheltered beneath a slated porch and there is an exterior light point. At the side of the house is a gravelled area which is ideal for some pots.

Parking
One reserved parking space comes with the property.

VIEWING BY APPOINTMENT ONLY

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