

# fowlers

properties



**18 Nattadon Road**  
Chagford, Devon TQ13 8BE

**£299,950 Freehold**



### The Property

18 Nattadon Road is a semi detached former local authority house which does not appear to be subject to the Devon Rule. It sits beneath a woodland footpath and has access to Nattadon Hill via an adjacent path. It is in an elevated west facing position with glorious views across the Dartmoor countryside to Kestor and the high moor. The house has roof mounted solar PV panels, triple glazing to the front and side windows and double glazing to all others. There is a mains gas central heating boiler and a powerful wood burning stove in the sitting room. Whilst a variety of significant improvements have been made to the house there are a number of unfinished projects plainly evident. The accommodation comprises an entrance lobby, sitting room, dining room adjoining the kitchen and a w.c. on the ground floor. Upstairs is a landing, shower room, a single bedroom and two double bedrooms. It is essential to view this house to fully appreciate it.



### Situation

Located close to the edge of the ancient Stannary town of Chagford and in an elevated position with glorious views to the moor. Nattadon Road is about a 10 minute walk to the bustling town square where there is a wide variety of day to day and specialist shops, four pubs and a hotel, cafes and restaurant. The town has a Parish church, Roman Catholic church and chapel, Primary school, pre-school and Montessori school, a library and great sports facilities with a football and cricket pitch, a bowling club, tennis club, skate park, play park and an open air swimming pool in the summertime. The town is surrounded by walks on the commons, in the countryside, by the river and on the nearby moor. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

### Services

Mains gas, water, electricity and drainage.

### Council tax band

Band C

### Directions

From Fowlers go to the top of The Square and turn left into High Street. Walk to the end of High Street and then turn right into New Street. At the end of New Street where the houses finish on the right Meldon Road begins. The next turning on the left is Nattadon Road. Walk almost to the end of Nattadon Road and No.18 is on the left adjacent to the narrow footpath which leads to Nattadon Hill.

### Entrance

At road level there is a parking bay and a flight of steps up to the concrete terrace at house level. A panelled wooden front door leads into the entrance lobby.



- A semi detached home with huge potential
- Elevated position with superb views to the moor
- Plot of 0.18 acres which is terraced and has a Beech coppice
- Adjacent access to a public footpath onto Nattadon Hill
- Fitted Solar PV panels, triple and double glazing and gas central heating
- Sitting room with big wood burning stove
- Dining room linked to the kitchen
- Two double and one single bedroom
- Ground floor w.c. and first floor shower room
- Parking bay

## Sitting room

This bright room has a broad triple glazed front window and a smaller matching side window and some great views towards the moor. Some plasterwork has been stripped away and there is a slate hearth with a large Wood Warm wood burning stove with a double insulated flue. A double panel radiator is fitted. An opening to the rear of the room leads to a small rear lobby with a upvc double glazed back door and a doorway to the w.c. A further doorway leads to the kitchen.

## W.C.

Fitted with a white low level w.c. and a pedestal wash hand basin with tiled splashback. A triple glazed window is located at the side and a double glazed upvc window to the rear and both are obscure. A double radiator is fitted and a hard-wearing vinyl floor.

## Kitchen

The kitchen is fitted with a mixed range of base and wall units with wood effect, stone effect and stainless steel surfaces with a single drainer stainless steel sink and twin chromed taps. There are two upvc double glazed windows, a wall mounted Ideal gas central heating boiler, two pendant light points and a wall mounted light fixture. There is a gas hob, electric oven and an undercounter water meter. A doorway opens to the understairs cupboard.

## Dining room

This room has a triple glazed front window with views towards the moor. The original tiled fireplace, mantel and hearth are still in situ and there is a double panel radiator. Some walls have been stripped of plaster work to reveal brickwork.

## First floor landing

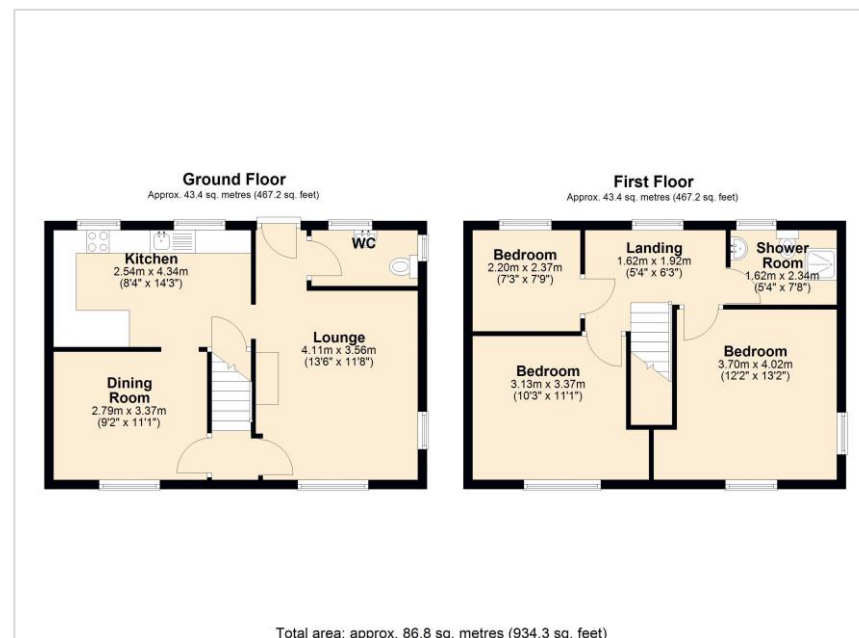
A upvc double glazed window looks out to the rear garden and there is a single panel radiator, a loft hatch, panelled doors to all rooms and in the stairwell there is a platform with a large insulated hot water cylinder and immersion heater.

## Shower room

The shower room has a 'wet room' floor with an inset drain beneath the tiled shower recess which has a Triton electric shower unit and shower curtain rail. A low level w.c. is fitted and a pedestal wash hand basin with a tiled splashback, a upvc double glazed obscure window and a chromed, plumbed heated towel rail.

## Bedroom 1

Pine floored and with triple glazed front and side windows and superb views to the moor across the Dartmoor countryside. There is a central light point, the double insulated flue that rises from the sitting room, a double panel radiator and a recessed space for hanging or shelving.



## Bedroom 2

The triple glazed window looks out across the Dartmoor countryside to the moor and there are some exposed brick walls and an original fireplace. A pendant light is fitted and a double panel radiator. A recess is suitable for a hanging rail or shelves.

## Bedroom 3

A single room with upvc double glazing and a view up the garden. Currently it is being used as a store/workshop.

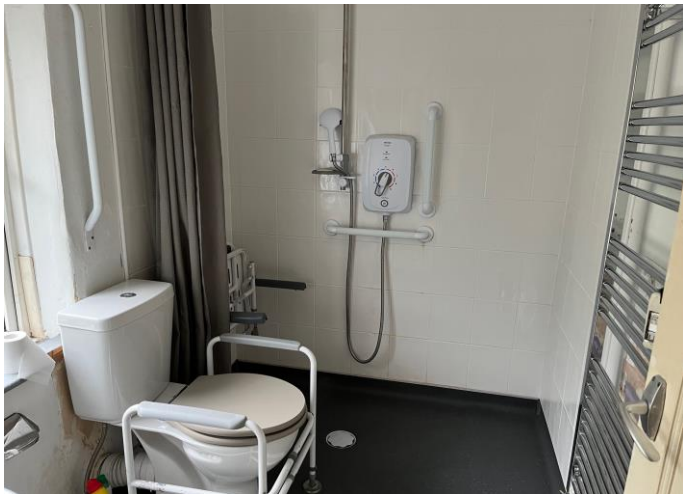
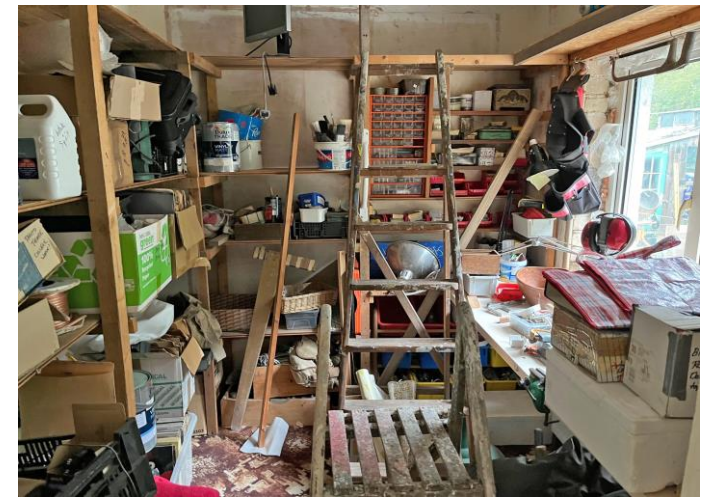
## Exterior

### Front garden

At the front of the house is a broad concrete terrace which is about 10 feet deep. It has plenty of space for a table and chairs and it enjoys great views to Meldon Hill, Dartmoor countryside and to the high moor.

### Rear garden

A pathway runs along the side and rear of the house to a covered store attached to the rear of the house. A flight of steps rises to the terraced garden which is mainly laid to grass until the last, top 10 metres of the garden where there is a Beech copse. The garden has huge potential with ample space for sitting areas and productive spaces if desired. The view from the rear garden is far reaching. There is access from the garden to the pathway that leads up onto Nattadon Hill.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### VIEWING BY APPOINTMENT ONLY

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