



35 Lamb Park

Chagford, Newton Abbot TQ13 8DN



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Offers in Excess of £400,000

A three double bedroom bungalow on this cul-de-sac development towards the outskirts of this popular Dartmoor town. Offering good sized gardens to three sides and well laid out internal accommodation it also benefits from a Garage with parking to front.

Situation:

The property is situated close to the centre of the picturesque old market town of Chagford, deep in the Dartmoor National Park and is a superb location from which to access the open spaces of the high moor as well as the wooded, pastoral landscape of the nearby Teign Valley. With a thriving community, it has a comprehensive range of shops and other facilities including, inns, a primary school, medical, dental and veterinary facilities and churches.

Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access to the motorway and rail networks as well as the cathedral city of Exeter where all major facilities can be found. There are good public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls, tennis and a seasonal open-air swimming pool as well as a golf course nearby at Bovey Castle.

Description

The bungalow is in a tucked away part of the Lamb Park development and is believed to have been built circa 1973 and be of traditional cavity construction. It is fully double glazed and benefits from mains gas central heating. It has a traditional layout internally (with attractive wood floors) which works well with access out into its private rear garden or the secure side passage. It also benefits from a terraced garage with parking to front.

Accommodation:

The main entrance has a small storm porch opening into the main Hallway with a cupboard housing the modern boiler and hot water tank. Doors lead off to all rooms including a good sized Kitchen/Breakfast Room with modern timber effect units with space for a cooker, space for an upright fridge freezer and plumbing for dishwasher, a serving hatch, and a stable style door back out to the side garden. The bright Living Room is generous in size and south facing with wood flooring and has doors out to the side terrace and garden. There are also three double bedrooms, a bathroom, and a separate Cloakroom with WC.

Outside:

From the main gate a path leads up past a side garden and back door to the main front door. There is also a doorway with a passage leading through to the main rear garden. The passage is solely owned by No 35 and has been used for additional storage and for a chest freezer in the past.

The side garden is gently sloping with wildflowers and trees and leads through to a paved terrace to the rear of the Living Room with a pond and some further mature trees and hedging. A timber gate leads through to the main garden which is particularly private and level. It is mainly laid to lawn with some small trees and shrubs, a previously used vegetable bed and a sunken paved seating area. The main garden is South and East facing.

The Garage is part of a terrace of garages located opposite the bungalow with parking available in front. There is no light or power connected to the Garage.





Services:

Mains gas, electric, water and drainage.
Superfast Broadband available up to 80mbps download, 20mbps upload (Source Ofcom).

Planning Authority: Dartmoor National Park Authority

Council Tax: Band D (West Devon Borough Council) - £2,437.18 for 2024/25.

Energy Performance Certificate: D64 with potential for C79

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

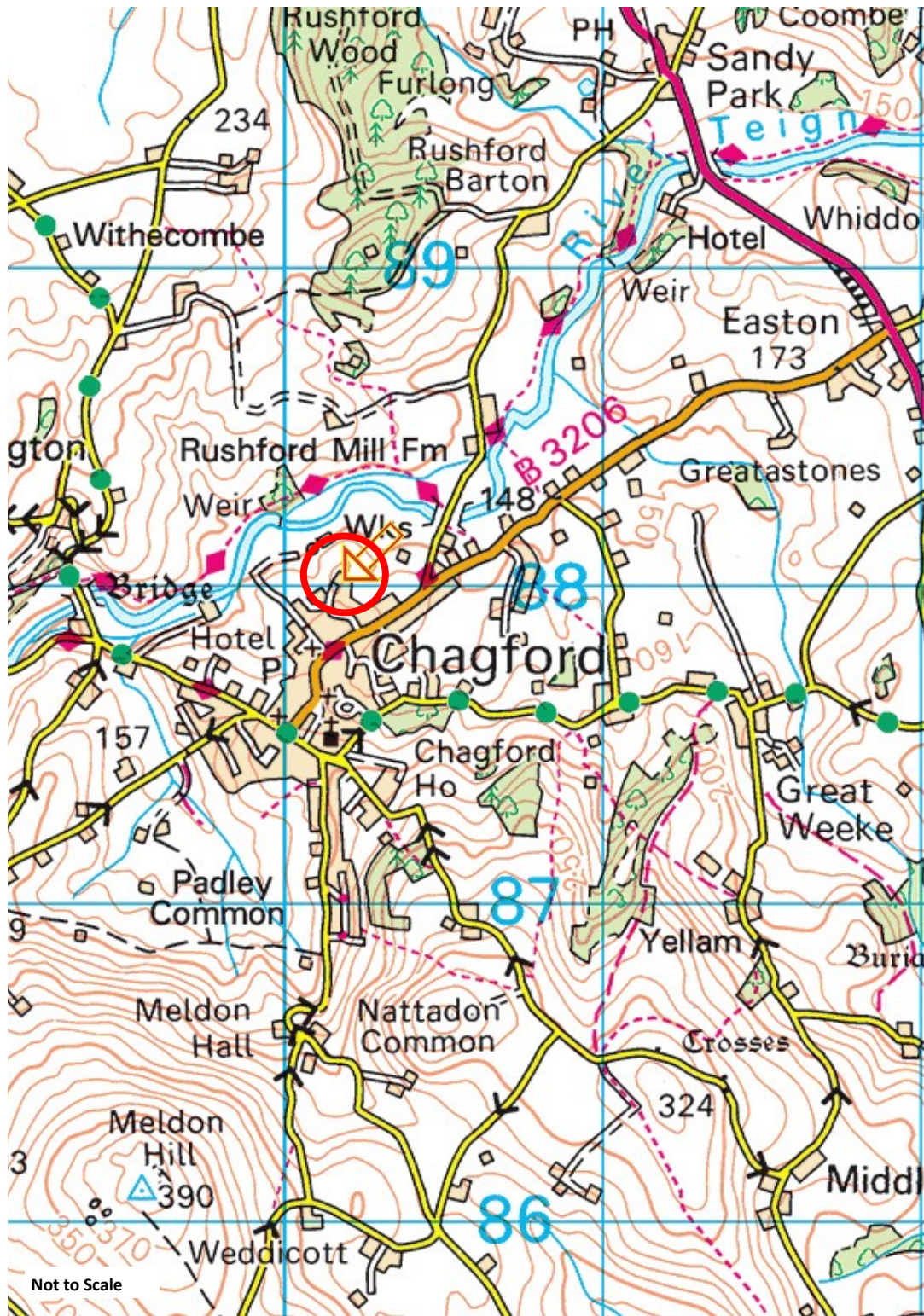
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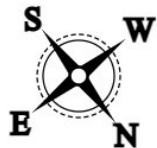
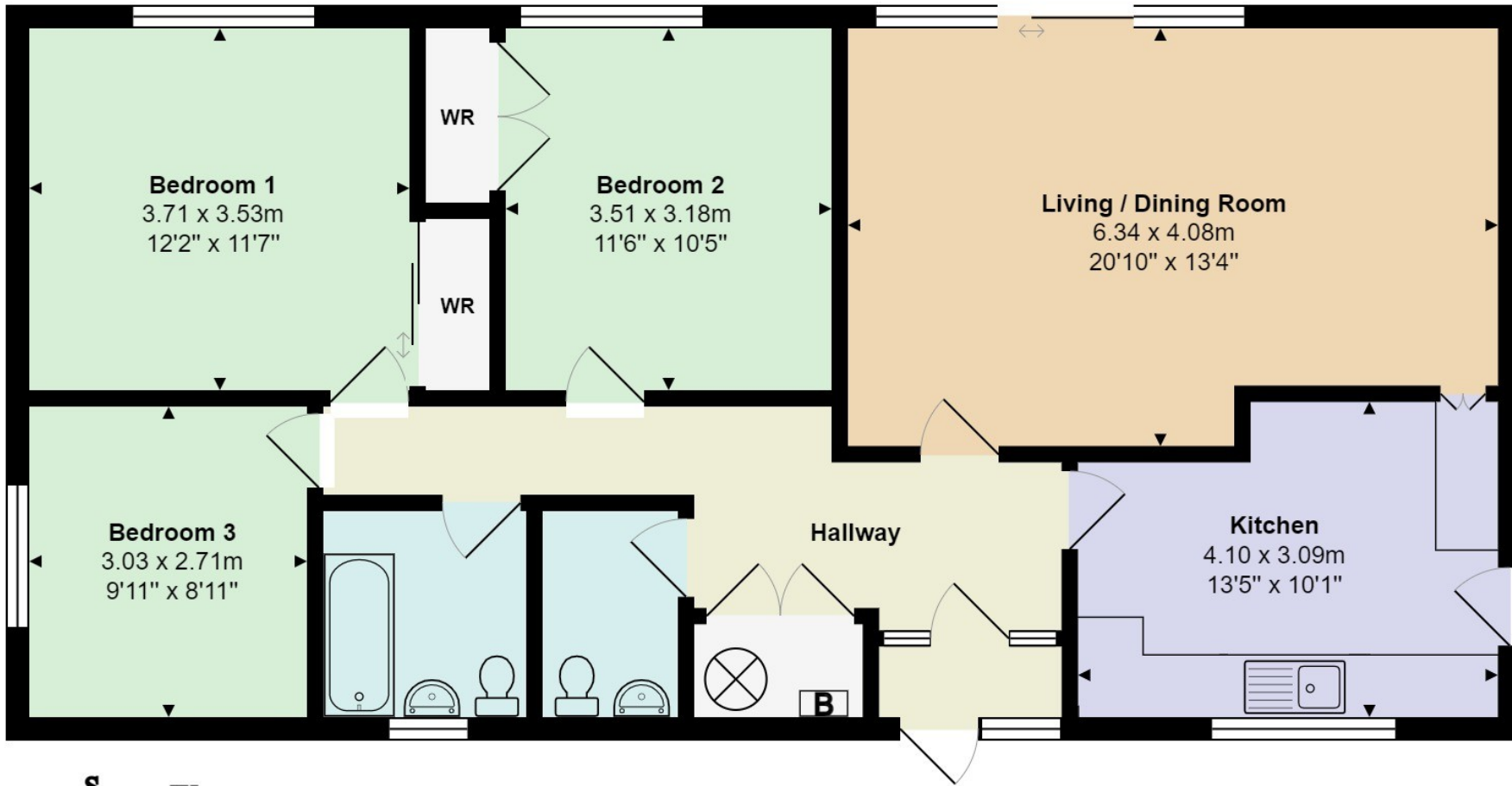
When coming into Chagford on the B3206, continue past the fire station on your left and school on your right. Take the next right hand turn into Lamb Park. Follow the road and take the first proper turn on the right hand side. Continue down this road almost to the very end. As you approach some Garages straight ahead the bungalow will be found on the right hand side.

What3Words location: mermaids.area.gashes



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
13-38	F		
-20	G		





Total Area: 96.3 m² ... 1037 ft²

All measurements are approximate and for display purposes only

Consumer Protection from Unfair Trading Regulations 2008

1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.