

**fowlers**  
properties



**14 Hames Way**  
Chagford, Devon TQ13 8FP

**£475,000 Freehold**



### The Property

Set in a traffic free part of Bellacouch Meadow and overlooking an amenity area, No.14 Hames Way is a semi detached three storey home of about 1250sq feet. It has a south facing rear garden, a large single garage and a parking space. On the ground floor is generous accommodation including an entrance hall, w.c./cloakroom, a sitting room and a smart kitchen/dining room at the rear with all major appliances, a ceramic floor and doors to the garden. On the first floor is a landing, a double bedroom with an ensuite shower room, a second double bedroom, a single bedroom and a family bathroom. On the top floor is a suite comprising a double bedroom, ensuite shower room and a study/dressing room. The property is well presented and Fowlers strongly recommend viewing.

### Situation

14 Hames Way overlooks a traffic free amenity green area with a stream in this very popular development in the outskirts of Chagford. This home has easy access to the Primary school, pre-school and Montessori and to the footpath up to the bustling town square which is about a 5 minute walk. The ancient Stannary town of Chagford has a wide range of day to day and specialist shops, four pubs, a library, a Parish church and chapel and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and has great sports facilities with a football and cricket pitch, a pavilion, tennis club, bowling club, skate park, children's play park and an open air swimming pool in the summertime. 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 E

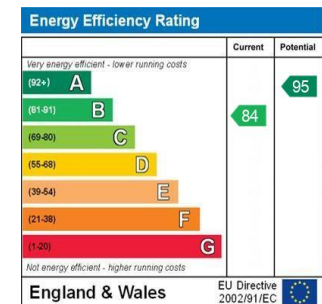
Management charge Less than £100 pa at this time.

### Directions

From Fowlers double doors on The Square drive down The Square passing the Up Town shop, delicatessen and Astor's books as you enter Southcombe Street. At the next right hand bend the road becomes Lower Street. Continue down Lower Street and take the right turn opposite the Primary school. Drive into Turnlake Road and after about 300 metres you will see some parking bays on the left by an amenity green. Park here if you can and look across the green to the homes on the other side of the stream that runs in a cutting. To the left is a set of steps to a stepping stone crossing of the stream and on the other side of the cutting, to the left is No.14 Hames Way.



- A semi detached three storey home on this very popular development
- Parking bay and large single garage
- Entrance hall and w.c./cloakroom
- Sitting room
- Well equipped kitchen/dining room with garden access
- Three first floor bedrooms with one ensuite and a family bathroom
- Top floor suite of double bedroom, ensuite shower room and nursery/dressing room
- Rear south facing garden
- Double glazed throughout and gas centrally heated
- Full fibre and all mains utilities connected



### Entrance

A paved pathway leads between two ornamental borders to the multi locking front door with a central full height double glazed panel and an adjacent exterior light.

### Hallway

The hallway has a ceramic tiled floor, a pendant light point, a wall mounted alarm panel, panelled doors to all rooms, a staircase with oak handrails, a single panel radiator and an understairs cupboard for storage and access to the media inputs and the circuit breaker box.

### W.C./Cloakroom

Fitted with a ceramic tiled floor, walls tiled to chest height, a pendant light point, low level w.c., pedestal wash hand basin, extractor fan and a single panel radiator.

### Sitting room

An attractive room with a stone fireplace and hearth with fitted gas coal effect fire, a double casement upvc double glazed front window, two pendant light points, a Wiser portable wifi central heating thermostat for the ground floor heating zone, a double panel radiator and a ceiling mounted carbon monoxide/smoke alarm.





### Kitchen/dining room

The whole room has a ceramic tiled floor with a smart fitted kitchen at one end with a triple casement upvc double glazed window looking out to the garden and a quality range of fitted base and wall cabinets with extensive stone work surfaces, worktop lighting and fitted integral appliances including a five burner gas hob with extractor hood and lighting above, a double oven and grill, a fridge freezer, dishwasher and an automatic washing machine. There are plenty of cupboards and drawers, a pull out full height larder and six ceiling recessed LED downlighters. At the other end of the room is a pair of upvc double doors to the garden, a ceiling light point, a double panel radiator and space for a dining table.

### First floor

There are oak handrails and post caps in the stairwell to the landing which has a white painted balustrade and oak handrails, a pendant light point and access to the stairs to the second floor. There are panelled doors to all rooms and a built in airing cupboard with shelving,



### Bedroom 2

This is a front-facing double bedroom with a double casement UPVC double-glazed window with a view to the front over the amenity land, a pendant light point, a single panel radiator, room for freestanding wardrobes and a panelled door to the ensuite shower room.

### Bedroom 2 ensuite shower room

The shower room has a ceramic floor and walls tiled to chest height and a side-facing UPVC double-glazed window, a fully tiled shower and a built-in thermostatic shower with glazed folding shower screen. It has a wall-mounted wash hand basin with mixer tap, a low-level W.C., a ceiling light point, an extractor fan and a wall-mounted dual fuel towel rail.

### Bedroom 3

A rear-facing double bedroom with a triple casement double-glazed UPVC window overlooking the garden, a ceiling light point, space for wardrobes and a single panel radiator.





#### Bedroom 4

A rear facing single bedroom with a double casement upvc double glazed window looking across to a wooded hillside, a pendant light point and a single panel radiator.

#### Family bathroom

The bathroom has a part obscure glazed upvc double glazed window, a low level w.c., a wall mounted wash hand basin with mixer tap and shaver/light above and a 'P' shaped bath with curved glazed shower screen, wall mounted mixer tap and built in thermostatic shower. The floor is ceramic tiled and the walls are tiled to waist height, and there is an extractor fan, a ceiling light point and a wall mounted dual fuel heated towel rail.

#### Top floor

Oak handrails are fitted in the stairwell to the top floor where there is a small landing and panelled doors to bedroom one and the dressing room/study. A hatchway leads to the heavily insulated loft space.



#### Bedroom 1

A generous double bedroom with a front facing double casement upvc double glazed window that overlooks the amenity area at the front. The room has a recess for freestanding wardrobes, two double panel radiators, a pendant light point and a panelled door to the ensuite shower room.

#### Bedroom 1 ensuite shower room

A spacious shower room with a velux double glazed skylight, a ceramic tiled floor and walls tiled to waist height. The shower is fully tiled and has a built in thermostatic shower and glazed shower screen and sliding door. A low level w.c. is fitted and a wall mounted wash hand basin with shaver/light above. There is a wall mounted dual fuel towel rail, an extractor fan and a ceiling light point.



### Study/dressing room

A flexible room which could be a nursery, a study or a dressing room. It has a velux double glazed skylight, a pendant light point and a double panel radiator.

### Exterior

#### Garden

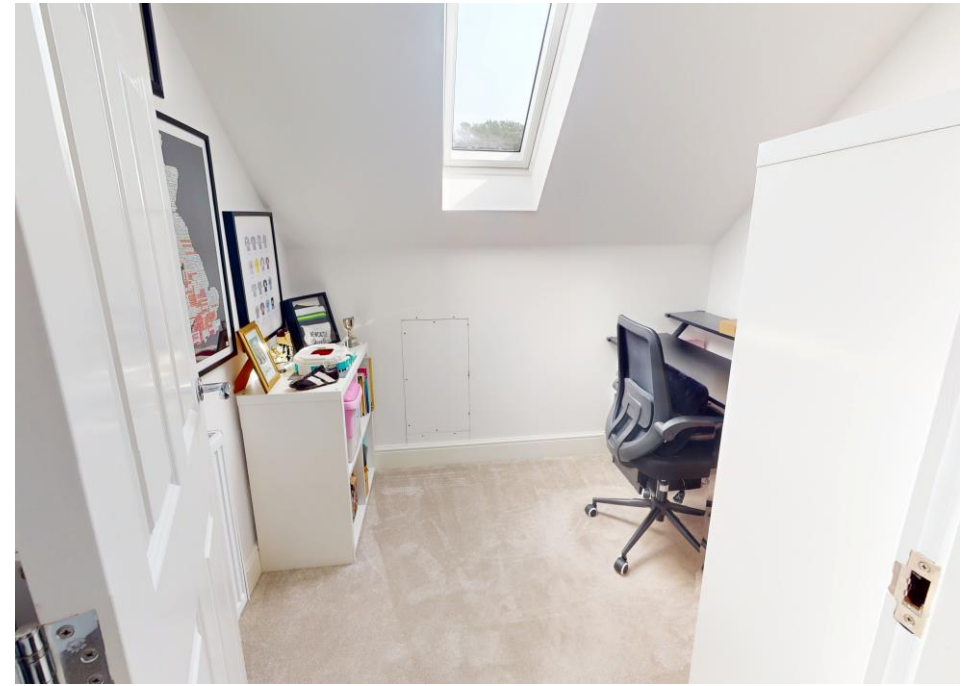
The south facing garden measures 26' x 24'5"/7.92m x 7.44m with an additional area to the side of 28'5 x 5'9"/8.66m x 1.75m. It is enclosed by a rendered wall and close boarded fencing and has an exterior light and tap, a patio with an aluminium framed glazed patio roof for all weather use. The garden is laid to grass and has a paved path to the rear gate. At the side of the house is a useful garden storage area which is large enough for a tool shed.

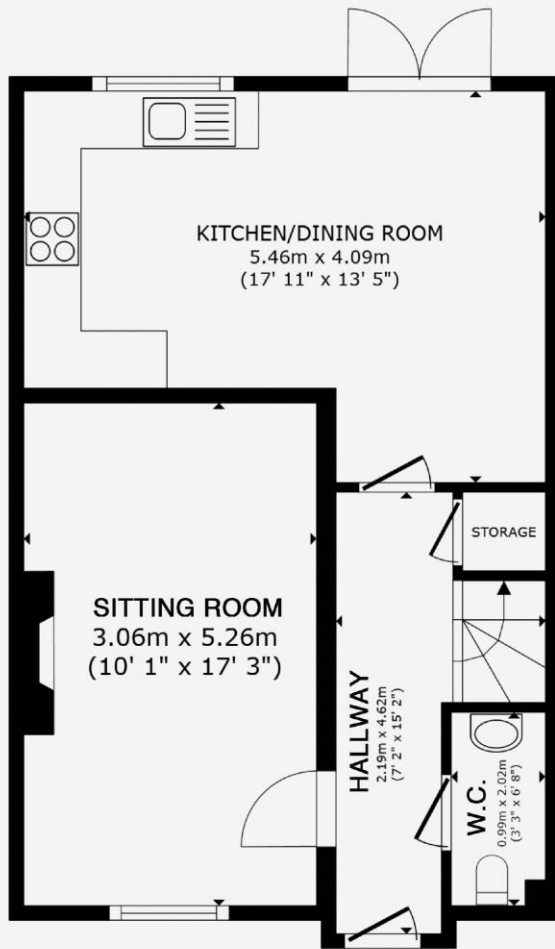
#### Parking

Outside of the rear gate is a single parking space.

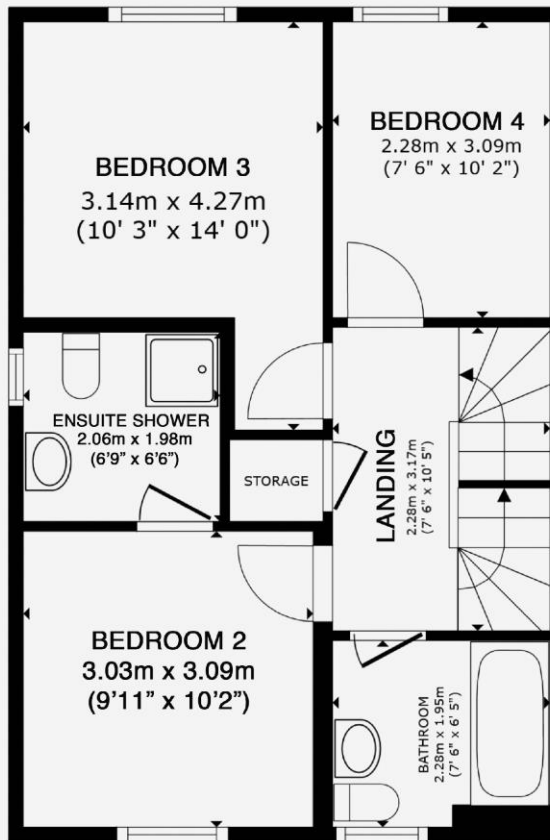
#### Garage

Measuring 19'2 x 9'7"/5.84m x 2.92m ( 7'2"/2.18 across the doorway). This garage is in the middle of a block of three and it has a metal up and over door, power and light with a consumer unit if an EV charger needs fitting, potential eaves storage and a concrete base.

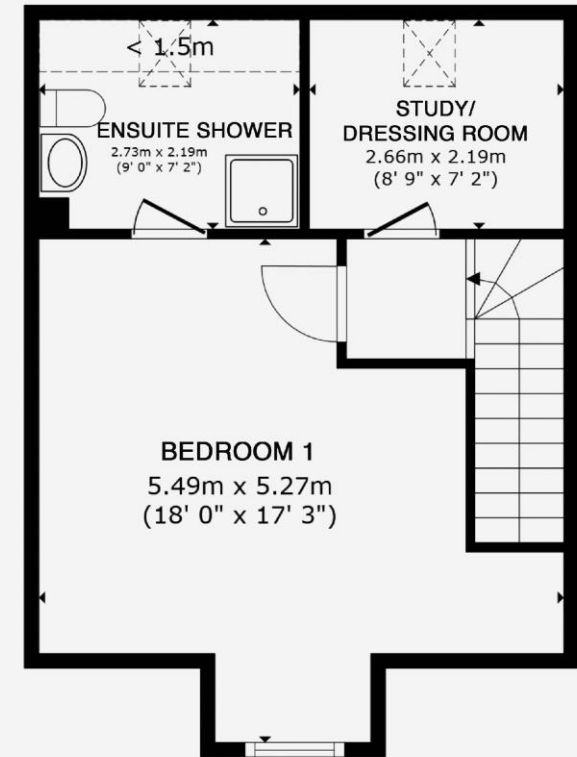




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 46.8 m<sup>2</sup> (504 sq.ft.) FLOOR 2 46.4 m<sup>2</sup> (499 sq.ft.) FLOOR 3 36.4 m<sup>2</sup> (392 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 1.5 m<sup>2</sup> (16 sq.ft.)  
 TOTAL : 129.6 m<sup>2</sup> (1,395 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**VIEWING BY APPOINTMENT ONLY**

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.