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properties



14 New Street
Chagford, Devon TQ13 8BB

£365,000 Freehold



The Property

14 New Street is a granite built centre terrace home with a garden at the rear. It is only a short walk to the town square and is a bigger cottage than it might appear. The ground floor accommodation comprises an entrance lobby, a sitting room with granite fireplace and woodburner, a well fitted kitchen, a dining room and a garden room. On the first floor there is a good double bedroom, a single bedroom, a w.c. and a bath/shower room. On the top floor is a double bedroom with a view to the moor. The cottage has gas fired central heating and is presented in good order. Some steps at the rear lead up to the garden which, being elevated, enjoys views to Meldon Hill and a sunny aspect. Fowlers very strongly recommend a visit to view this charming cottage.

Situation

14 New Street is on a quiet road located only a very short, level walk to the town square where there is a wide variety of day to day and specialist shops, cafes, four pubs, the Parish church and village halls. Chagford is an ancient Stannary town, and it has a library, surgeries for doctor, dentist and vet, a Primary school, pre-school and Montessori school. Chagford is surrounded by countryside, riverside and moorland walks and just a 100 metre walk from No.14 is the entrance to lovely O'er Hill which leads to the commons for walking. The town offers 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. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

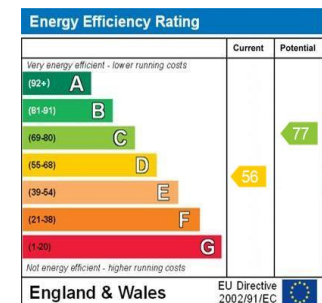
Council tax band

Band C

Directions

From Fowlers double doors walk to the top of The Square and turn left. Walk past the Three Crowns and The Globe and turn right into New Street. Pass the leat waterfall on the left and No.14 is about another 30 metres along on the left hand side.

- Three bedroom cottage just a short level walk to the town square and very close to countryside walks
- Sunny elevated garden
- Mains gas fired central heating
- Sitting room with granite fireplace and wood burner
- Smart fitted kitchen
- Dining room
- Garden room
- Double and one single bedroom on the first floor
- W.C. and separate bathroom
- Top floor double bedroom



Entrance lobby

A hardwood multi locking front door leads into an entrance lobby which has hanging space for some coats, a new wall mounted consumer unit and meters for gas and electricity. A latched door leads into the living room.

Sitting room

This is an attractive room with a sash window and window seat, a large granite fireplace with slate tiled hearth and fitted wood burner, a recess alongside the fireplace for a dresser, a ceiling light point, a deep understairs cupboard, double panel radiator, a heavy door to the staircase and an opening to the kitchen.

Kitchen

This smart kitchen has two single glazed rear windows with tiled sills, a ceiling light point and two LED downlighters above the glass halogen hob and single electric fan oven and grill. It is fitted with a range of base and wall cabinets with wood effect roll top work surfaces and tiled 'metro' style splashbacks, there is an integral washer dryer, a white ceramic 1½ bowl sink with chromed mixer tap, a vinyl floor, space for a freestanding fridge/freezer and an opening to the dining room.

Dining room

This room has an internal window to the garden room and has painted stone walls, a pendant light point and a single panel radiator. A door leads to the garden room.





Garden room

A bright room with a double glazed ceiling, a ceramic tiled floor, a upvc double glazed door and window to the yard and steps to the garden at the rear.

First Floor

The stairs wind up to a short landing corridor which has latched doors to all rooms, an opening to the staircase to the second floor, a pendant light point and a wall light point above the stairwell.

Bedroom 1

This is a bright, front facing double bedroom with a upvc double glazed window and window seat, a pendant light point and a double panel radiator.

Bathroom

A smart bath/shower room with a white suite comprising a shaped bath with a curved, glazed shower screen, fully tiled shower splashbacks, a built in thermostatic shower with rain shower head and shower wand, a low level w.c. with concealed cistern and a vanity unit with an integral basin. The chromed towel rail is plumbed into the heating, and there is a ceiling light point, a wall light point, a mirror door medicine cabinet and a slate effect laminate floor.

W.C.

A separate w.c. with a latched door, a low level w.c, a wash hand basin with shaver/light and a pendant light point.



Bedroom 2

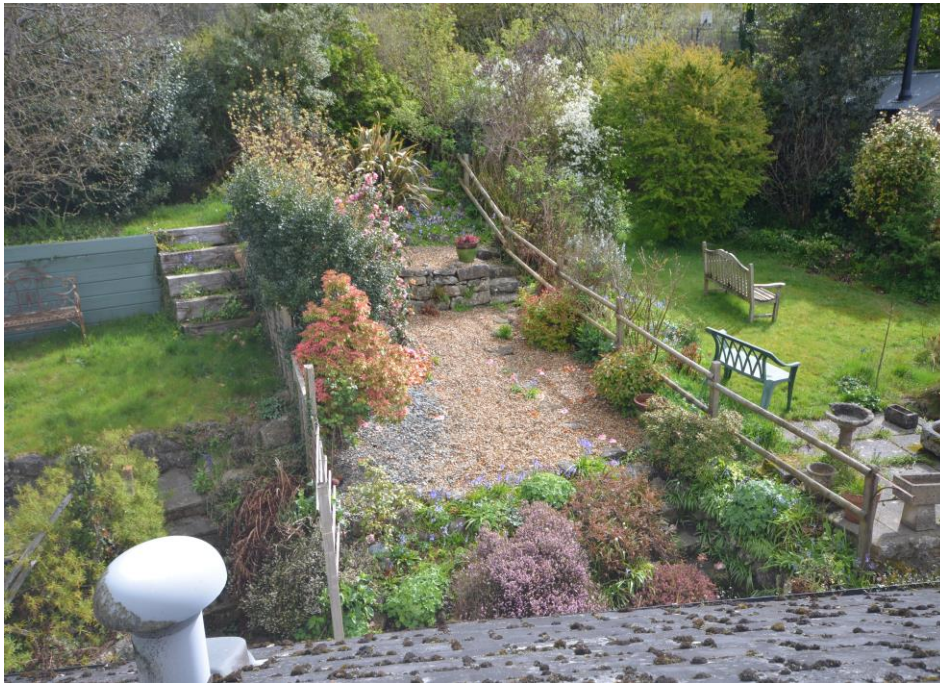
This is the second bedroom on the first floor and it has a single glazed rear window looking across to the garden, a pendant light point and a single panel radiator.

Top floor bedroom 3

A pine staircase rises into the attic where there is a generous double bedroom. This room has exposed roof trusses, four velux double glazed skylights with views to the moor, a pine balustrade and a storage plinth to one side of the stairwell. There are two wall light points, eaves storage cupboards and a double panel radiator.

Exterior

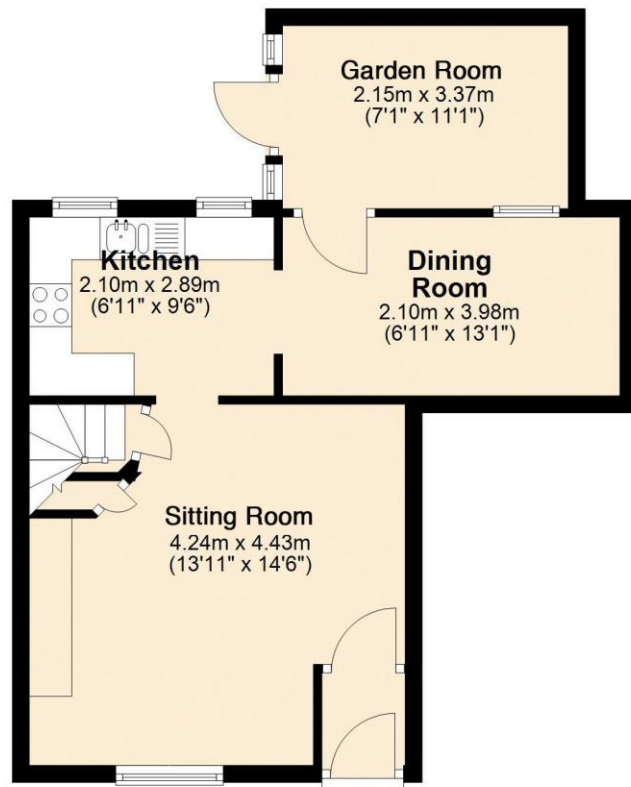
At the rear of the cottage the door from the garden room leads to a pathway with access to a staircase shared with the next door cottage. This leads to each of their gardens. The garden for No.14 has been separated into two terraces with about a half a meter variation in height and each segment has been gravelled for ease of maintenance. There are mature flowering shrubs and the garden enjoys great views to the south across the roofs of New Street to Meldon Hill. It is a sunny spot thanks to its elevation.





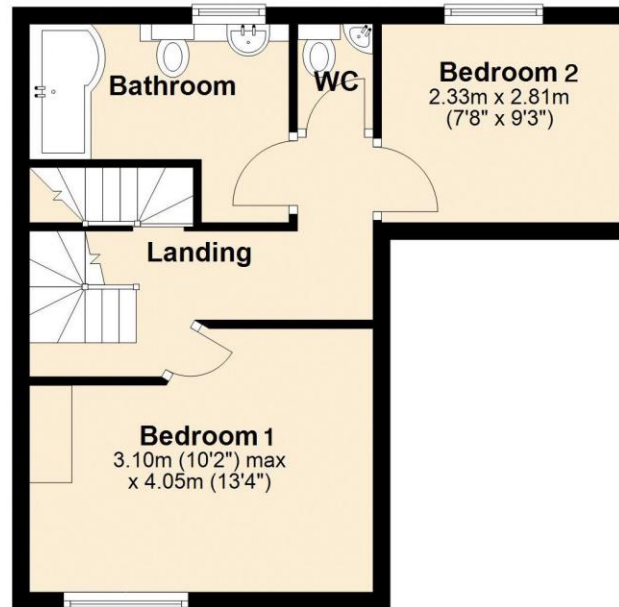
Ground Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



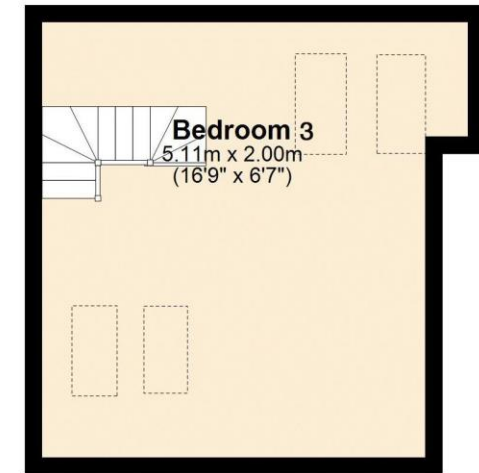
First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Second Floor

Approx. 23.8 sq. metres (255.8 sq. feet)



Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

VIEWING BY APPOINTMENT ONLY

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