



fowlers  
properties

**26 Lower Street**  
Chagford, Devon TQ13 8AZ

**£220,000 Freehold**



## The Property

26 Lower Street is located off street in a quiet spot with super views from the garden across the Teign Valley to the high moor. The cottage is stone built and fully gas centrally heated and has double glazed windows throughout. The accommodation comprises a slate floored sitting room with granite fireplace and wood burning stove, a hallway and kitchen on the ground floor. Upstairs is a small landing, shower room and two bedrooms. The garden is over 18 metres long with a west facing side boundary for afternoon and evening sun and views to the high moor. The cottage has all mains services and Fowlers strongly recommend viewing.

## Situation

26 Lower Street is located down a short alleyway and is in an off-street setting at the end of a terrace of three. The land adjacent to the cottage drops away a bit and affords the cottage some superb views across the Teign Valley to the moor from its garden over the southwest facing boundary wall. The bustling town square is only a short walk away where there is a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. Chagford has a Parish church, Roman Catholic church and chapel, a Primary school, pre-school and Montessori, a library and surgeries for doctor, dentist and vet. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

## Services

Mains gas, electricity, water and drainage.

## Council tax band

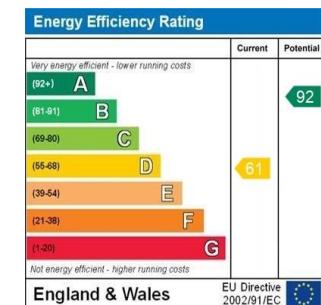
Band B

## Directions

From Fowlers front doors turn right and walk down The Square passing the bookshop into Southcombe Street. At the next right hand bend the road becomes Lower Street. After about 30 metres you will see the granite archway to Arch House and almost immediately opposite is the alleyway to 22, 24 and 26 Lower Street. Go through the alleyway and as you come out at the other end turn left and walk to No.26 which is at the far end of the terrace.



- A stone built end of terrace cottage
- 18 metre garden with views to the moor
- Double glazed windows
- Gas fired central heating
- Slate floored sitting room with wood burner
- Inner hallway and stairs
- Kitchen
- Two bedrooms
- Shower room



## Entrance

Having entered the garden the front door is to the left and leads into the living room.

## Living room

A slate floored room with a large, part exposed granite fireplace with an arched lintel, slate hearth and fitted wood burning stove with lined flue. A window seat is set beneath a vented upvc double glazed window that looks out to the garden and to either side of the fireplace there are recesses that can be used for shelving. There are four LED downlighters, a double panel radiator, a wall mounted central heating control box, concealed meters and circuit breaker box and a doorway to the inner hall.

## Inner hallway

Slate floored, timber clad ceiling, one LED downlighter, understairs storage, fitted coat hooks, stairs to the first floor and a doorway to the kitchen.

## Kitchen

The kitchen has a terracotta style ceramic floor and a range of base and wall cabinets with roll top work surfaces. There are three LED downlighters, a single drainer stainless steel sink, space for a slim fridge, an automatic washing machine and a gas cooker. A Vent Axia electric fan is installed in the upvc double glazed rear window and there is a wall mounted Vaillant gas fired central heating boiler and a gas meter.

## First floor landing

White painted timber doors lead to all rooms and there is a slim hatch to the insulated loft space.

## Shower room

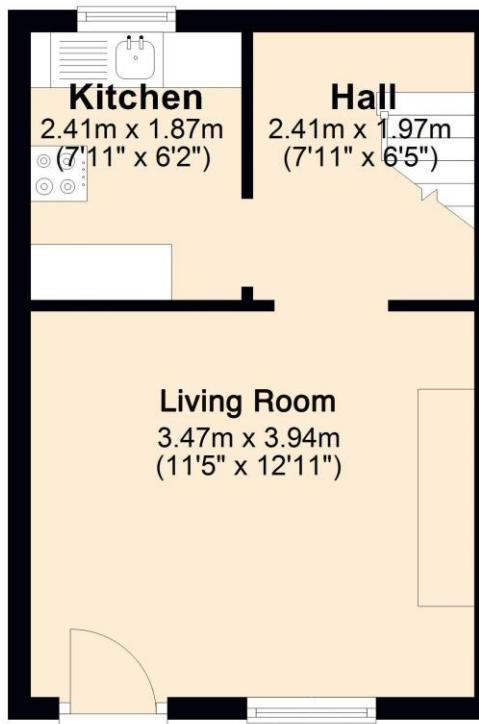
The shower room has a ceramic tiled floor and a fitted obscure glazed shower stall with tiled wall and Mira Jump electric shower. A low level w.c is fitted and a pedestal wash hand basin with tiled splashback, a mirror door medicine cabinet above and an adjacent wall mounted shaver point set above the double panel radiator. The vented upvc double glazed window has a fitted roller blind.

## Bedroom 1

At the rear of the cottage with a vented upvc double glazed window, a ceiling mounted spotlight cluster and a single panel radiator.

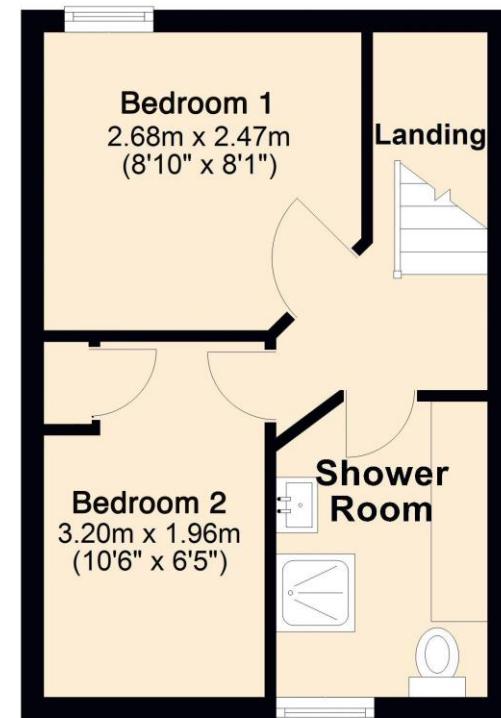
## Ground Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



## First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 47.2 sq. metres (507.6 sq. feet)

## Bedroom 2

A vented upvc double glazed window looks over the garden and there is a built in closet with shelving, a double panel radiator and a ceiling mounted spotlight fitment.

## Exterior

## Garden

This 59'/17.98m garden has a very long west facing boundary wall and because the ground drops away a little behind the wall there are the most magnificent views across the Teign Valley to the high moor which gives the garden plenty of sunshine, especially in the summertime. The garden is laid just to grass at present but there is ample space for a vegetable and fruit garden if desired.



#### **VIEWING BY APPOINTMENT ONLY**

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