

fowlers
properties



Willow Cottage

1 Moor Park, Chagford, Devon TQ13 8BY

£325,000 Freehold



The Property

Willow Cottage is a stone built cottage that was converted about 35 years ago from a former hotel. It is terraced and has an enclosed front garden and a small patio at the rear as well as a single off-road parking space. The cottage is spacious with an entrance hall, a w.c., a good size living room with granite fireplace and gas stove, a kitchen with oak units and a small utility area on the ground floor. Upstairs is a landing with access to three double bedrooms and a smart shower room. The cottage has mains gas central heating and full upvc double glazing. The cottage is in need of some relatively minor works and has considerable potential to make it a very comfortable home. Fowlers strongly recommend viewing this stone -built home.

Situation

Willow Cottage is located at the bottom of Lower Street, set back behind its own front garden and not directly fronting onto Lower Street. It has a single private off-road parking space. The bustling town square is only about 250 metres away where there are day to day and specialist shops, four pubs and cafes and it has a Parish church, Roman Catholic church and a chapel, Primary school, pre-school and Montessori school and surgeries for doctor, dentist and vet and a library. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage.

Moor Park Management Company

The management company is jointly owned by all the owners at Moor Park and it is responsible for the communal parking and other areas. As a rough guide, the annual management charge is likely to be less than £100 per annum per property.

Council tax band

Band D

Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen and book shop and walk down Southcombe Street until the right hand bend when it becomes Lower Street. Continue down Lower Street and where the road narrows bear left and Willow Cottage is just on the right.

Entrance

A canopy porch shelters the upvc double glazed front door and there is an exterior light.

Entrance hall

The hallway has a staircase to the first floor with an understairs cupboard, a pendant light point, a double panel radiator and a panelled door to the living room and the w.c./cloakroom.

- A spacious terraced cottage with front garden and rear patio area
- Private single parking space
- Entrance hall and w.c.
- Large living room with granite fireplace and stove
- Maple kitchen with fitted major appliances
- Small utility room
- Landing
- Three double bedrooms
- Shower room
- Full upvc double glazing and gas fired central heating



W.C./cloakroom

A good size room with space to hang coats, a built in storage cupboard, a ceramic tiled floor, a ceiling light point, extractor fan, a low level w.c. and a pedestal wash hand basin.

Living room

An almost square room with good natural light from the two large upvc double glazed windows which are set into panelled returns and have a view up Lower Street. The room has high ceilings, coving, a central ceiling light point and shelving and some built in cabinets to either side of the deep granite fireplace which has a fitted wood burner style gas stove and a painted wooden mantel shelf.

Inner lobby

This leads to the kitchen and has a built in oak cabinet with shelving for glasses and crockery. A panelled door leads into the kitchen.

Kitchen

The kitchen has a ceramic tiled floor and fitted maple units with stone work surfaces that incorporate an inset stainless steel bowl with mixer tap, a halogen hob and circulator hood and light, a Neff fridge and freezer, oven and grill and space for an automatic dishwasher. A upvc double glazed window looks out to the shared courtyard and there are nine LED downlighters, a double panel radiator and a Vaillant gas fired central heating boiler which was new in October 2024. A upvc glazed door leads to the utility lobby.

Utility lobby

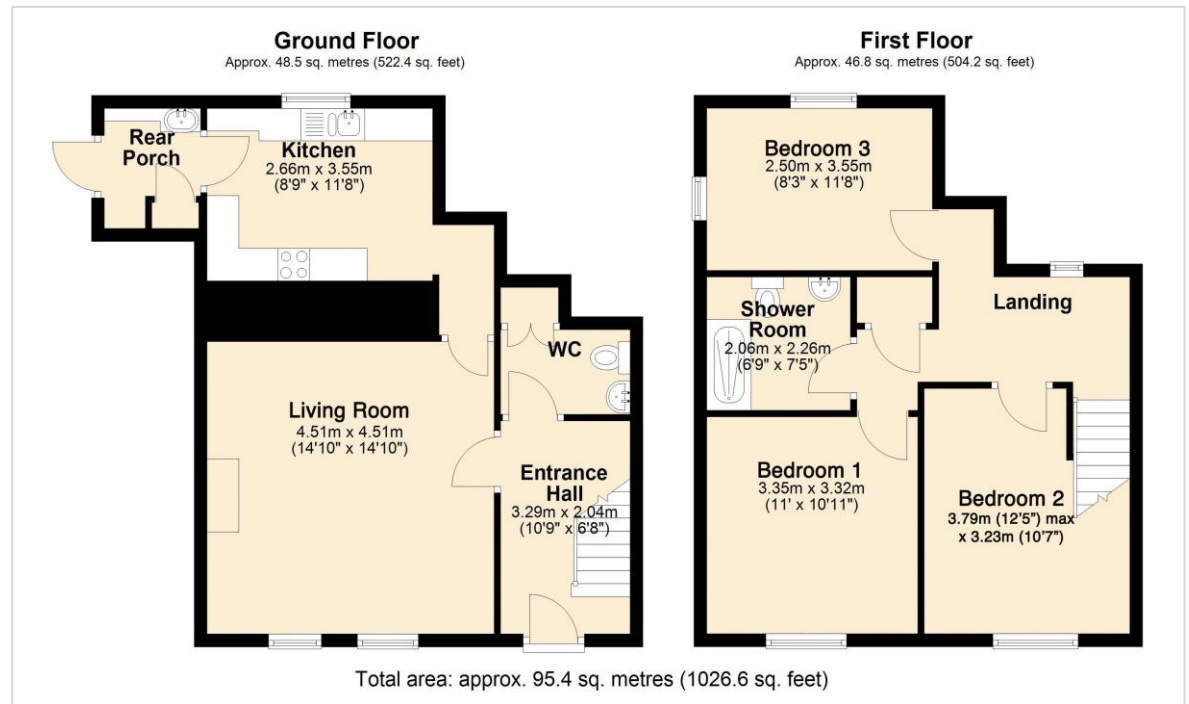
This has a clay tiled floor and a polycarbonate roof, plumbing for an automatic washing machine, fitted shelves and a fitted closet and wooden worktop with an inset stainless steel bowl with hot and cold taps. A wooden glazed door leads out to a small exterior yard.

First floor landing

A spacious landing with a port hole window, two pendant light points, one wall light point, a built in airing cupboard with shelving and panelled doors to all rooms.

Shower room

Fitted with a large shower stall with fully tiled walls, a glazed shower screen and sliding door and a built in chromed thermostatic shower. A pedestal wash hand basin and mirror is fitted and a low level w.c., shaver point, extractor fan, a heated towel rail and an oak effect laminate floor.



Bedroom 1

A front facing double bedroom with a large upvc double glazed window looking up Lower Street, a pendant light point, single panel radiator and fitted wardrobes with hanging rails and shelving.

Bedroom 2

A second front facing double bedroom with a upvc double glazed window looking up Lower Street, a built in closet, a plinth above the stairwell with a built in cupboard, a pendant light point and a single panel radiator.

Bedroom 3

At the rear with two upvc double glazed windows, a fitted spotlight fitment and a double panel radiator.

Exterior

Front garden

A front, slate capped boundary wall and a gateway bound the front garden which has a path to the front door, an exterior power point, a sitting area and space for raised planters.

Rear patio/courtyard

This is a small space bounded by a low wall and with a gate to the parking area.

Parking

A single parking space is off road with access to the public highway through an archway.



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

