



15, Mill Street, Chagford, Newton Abbot, TQ13 8AW



Chagford 300ft, Exeter 21 Miles, A30 5 Miles.

## A charming stone built cottage located in the charming village of Chagford.

- Two Bedrooms
- Impressive Sitting Room
- Kitchen/Dining Room
- Utility Room
- En-Suite Bathrooms
- Popular Village Location
- No Chain
- Freehold
- Council Tax Band: D
- EPC Band: D

Guide Price £365,000

### SITUATION

The property is conveniently located within the heart of the popular market town of Chagford. The town square is only a few minutes walk up the hill and there are an excellent range of day to day and specialist shops, churches, chapel, pubs, hotel and restaurant. Chagford has excellent leisure and sporting facilities including a popular open air swimming pool, cricket pitch, tennis and bowling club, and the town also has a primary school. From the town there is easy access to the A30 dual carriageway and to the Cathedral city of Exeter with its M5 motorway, mainline rail and international air connections.

The town of Okehampton is also within easy travelling distance, again with a good range of shopping facilities including a Waitrose supermarket and expanding college. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits and the enjoyment of this unique environment.

### DESCRIPTION

This charming stone built cottage located in the charming village of Chagford. In brief, the cottage offers a well fitted kitchen, utility room and mid level bedroom. Whilst the first floor offers an impressive and spacious living room, study area and further bedroom with en-suite. The property boasts a south westerly aspect with views towards Dartmoor to the front and open farmland to the rear. Further benefits include a garage and views over the edge of the village to the local moor.

### ACCOMMODATION

Via stable door to part glazed ENTRANCE PORCH: With front entrance door to KITCHEN/DINING ROOM: A spacious room with slate floor throughout and triple aspect windows. Kitchen Area: A contemporary kitchen with a generous range of base cabinets with tiled splashbacks and 'Corian' worktops. inset stainless steel sink with mixer tap, Integral, dishwasher, electric oven and gas hob., Further range of cupboards incorporating larder cupboard and fridge/freezer. The Dining Area: boasts a feature granite fireplace with fitted wood burning stove and slate hearth, adjacent fitted cupboard and shelving. Space for a large dining table and chairs. UTILITY ROOM: Windows to front elevation, worktop with cupboards under and inset sink and drainer, space for a washing machine and a tall cupboard housing the mains gas fired central heating boiler. A small set of stairs from the kitchen rise to BEDROOM 2: Painted floor, Fitted cupboard with shelving, large backlit display recess with TV point. sash window to side

aspect. door to. EN SUITE SHOWER ROOM:

Modern double width shower cubicle with mains fed shower, rain shower head and shower wand. Ceramic tiled floor, wash hand basin and WC. Heated towel rail. Window to side aspect.

A sliding door from the kitchen/dining room opens to the INNER LOBBY: With staircase leading to the first floor. understairs storage area. Velux roof light and balustrade.

FIRST FLOOR OPEN PLAN LIVING ROOM: A spacious and light, triple aspect, split level room with painted timber floorboards. Ornate brick fireplace with cast iron grate, slate surround and mantel. Access to loft space with ladder, boarding and light. Fitted cupboards. A short flight of steps lead to a lower STUDY AREA with fitted shelves and views over the bowling green and edge of town to the moor. BEDROOM 1: Painted floorboards, sash window to side aspect, fitted bookshelf and door to the EN SUITE SHOWER ROOM: Modern double width shower cubicle with mains fed shower, rain shower head and shower wand. Ceramic tiled floor, wash hand basin and WC. Heated towel rail. Window to side aspect.

### OUTSIDE

A short distance from the cottage, is a concrete pre fabricated SINGLE GARAGE: With metal up and over door. It does not have power and light.

### SERVICES

Mains electric, water, gas and drainage.

### DIRECTIONS

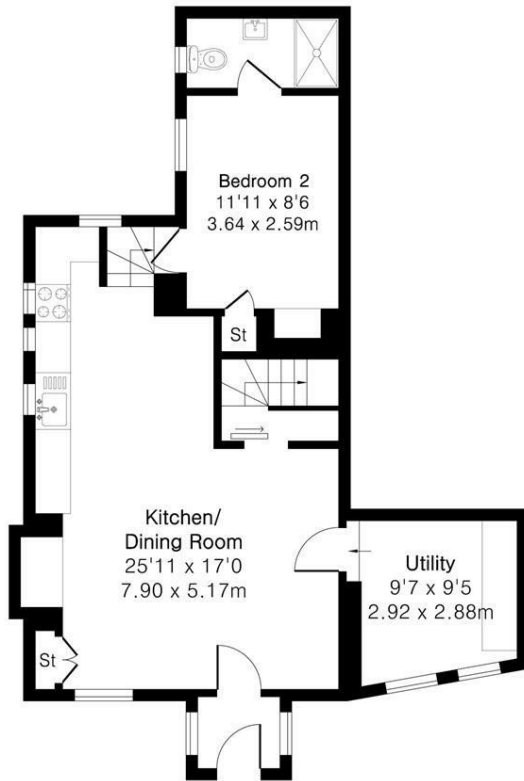
For SAT NAV purposes the postcode is TQ13 8AW. what3words saucepan.occupiers.wacky



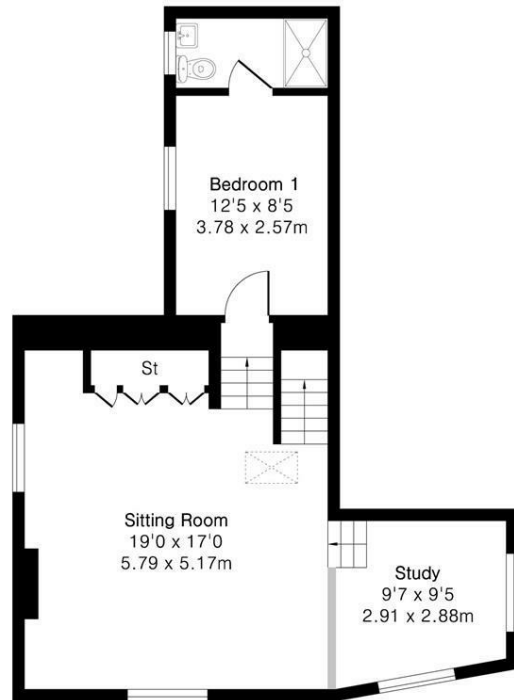
**Approximate Gross Internal Area 1194 sq ft - 111 sq m**

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 566 sq ft – 53 sq m



Ground Floor



First Floor

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-68) D
(55-68) D	(49-54) E	(39-48) F	(29-38) G
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		87	56

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk