



Lynwood

# Lynwood

, Chagford, Newton Abbot, TQ13 8DB

Town Centre 0.5 miles. A30 5 Miles, Exeter 17 Miles.

A chain free, spacious and flexible detached dormer bungalow set in large gardens (0.36 acres ).

- Kitchen/Breakfast Room And Utility Room
- Dining Room And Sitting Room
- Garden Room and Cloakroom
- Three Bedrooms
- Shower Rooms and En Suite
- Large Gardens
- No Chain
- Freehold
- EPC Band C
- Council Tax Band E

Guide Price £699,999

## SITUATION

The property is conveniently located within 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

Lynwood is an attractive detached residence positioned on the edge of Chagford and set within a generous plot of approximately 0.36 acres. The property enjoys a lovely outlook across neighbouring fields and benefits from no ongoing chain.

The well-arranged accommodation includes an inviting entrance hall, an east-facing kitchen/breakfast room with direct access to a decked terrace, a dining room, and a comfortable sitting room with feature fireplace. Completing the ground floor is a sun room, two double bedrooms, a shower room, cloakroom, and a useful utility room. On the first floor is a further double bedroom with an ensuite bathroom, together with an additional shower room. The property is fully double glazed and benefits from gas-fired central heating. Outside, the property offers a driveway with ample parking, a car port, extensive lawned gardens and established beds and borders.



## ACCOMMODATION

Double glazed entrance door to. ENTRANCE HALL: Staircase to first floor. Range of fitted cupboards (one housing, the gas central heating boiler). Doors to, KITCHEN/BREAKFAST ROOM: A dual aspect room with glazed door to side. Range of timber base cupboards and drawers with work surfaces over and inset sink and drainer. Matching wall cupboards over. Double electric oven. Plumbing and space for dishwasher and low-level fridge. Gas hob with extractor hood over. Space for dining table, tiled floor. SITTING ROOM: A further light, dual aspect room with vaulted timber ceiling, open fireplace with mantle. Large picture window to rear overlooking garden French doors to decking. Decorative door and side windows opening to GARDEN ROOM: low-level walls with double glazed window surrounds and polycarbonate roof. Sliding patio doors to garden. DINING ROOM/BEDROOM 4: Dual openings from the entrance hall, window to garden room. SHOWER ROOM: fully tiled with pedestal wash basin tiled shower cubicle with electric shower WC fitted dressing table with mirror over, heated towel rail. Opaque window to front aspect. CLOAKROOM: WC wash basin, tiled floor. Opaque window to front aspect. BEDROOM 2: dual aspect, windows fitted wardrobes and dressing table to one wall. UTILITY ROOM: fitted worktop with cupboard under and plumbing and space for washing machine. Storage cupboard, large window to front aspect, terracotta tiled floor. BEDROOM 3: fitted wardrobes and dressing table to one wall large base eye window to front garden.

FIRST FLOOR LANDING: Velux roof window. Doors to SHOWER ROOM: vanity wash basin. WC, tiled shower cubicle with electric shower. Door to airing cupboard. Housing the hot water tank and with shelving and hanging rail. BEDROOM 1: Vaulted ceiling. Two Velux windows to rear one with window seat, offering an attractive aspect across the neighbouring field. Fitted wardrobes and drawers. EN SUITE BATHROOM: corner bath range fitted drawers, dressing table and wardrobes and vanity sink. Vallance window to rear decorative window to side aspect heated towel rail. Access to eaves storage space.

## OUTSIDE

Wrought Iron double gates from the road open to a brick paved and gravel drive providing parking and turning to the right is a covered CARPORT: providing additional parking a door from the carport opens to a GARDEN SHED: whilst adjoining is a double glazed POTTING SHED/GREENHOUSE. The gardens are extensive and consist of large areas of lawn interspersed with mature flower shrub and tree beds. There are two ponds in various timber deck and patio seating areas offering aspects over the field to the rear and the lovely gardens exterior light power and water connected.

## SERVICES

Mains gas, water, electricity and drainage.

Broadband Coverage: Superfast up to 80 Mbps. (Source: Ofcom's online service checker).

Please note that the agents have neither inspected nor tested these services.

Mobile Coverage: EE, O2, 3 good outdoor, variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## DIRECTIONS

For SAT NAV purposes, the postcode is TQ13 8DB

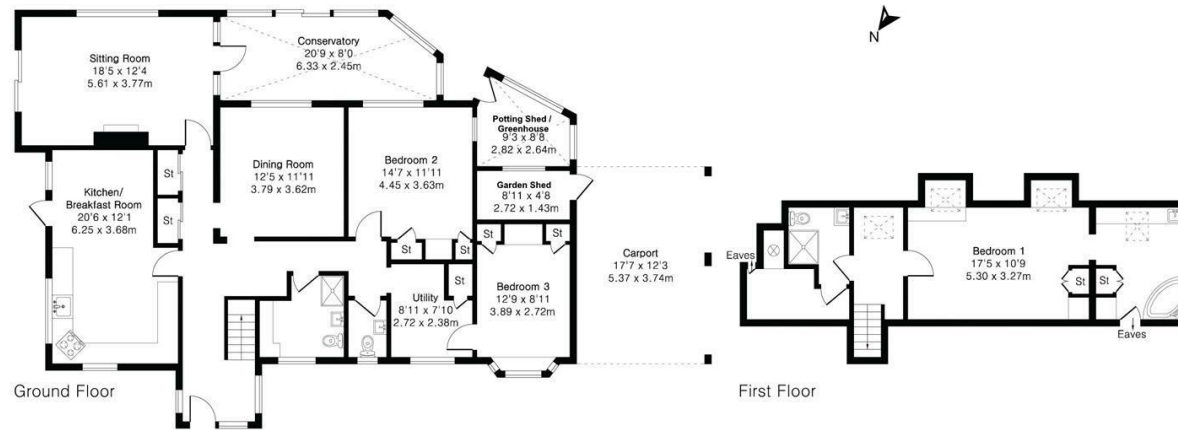
What3words [///strike.tidal.ambushes](https://www.what3words.com/)



**Approximate Gross Internal Area 2077 sq ft - 193 sq m**

Ground Floor Area 1606 sq ft – 149 sq m

First Floor Area 471 sq ft – 44 sq m



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	84
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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