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20 Manor Drive

20 Manor Drive, Chagford, Newton Abbot, Devon, TQ13 8BH



Okehampton 12 Miles Town Centre 0.1 miles, Exeter 21 Miles

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A well appointed two bedroom detached bungalow with gardens and attractive moorland views.

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- Kitchen /Breakfast Room
- Dining Room
- Sitting Room
- 2 Bedrooms
- En Suite and Shower Room
- Gas Fired Central Heating
- Double Glazing
- Gardens, Parking & Garage
- Delightful Views
- No On Going Chain

Guide Price £425,000



#### SITUATION

20 Manor Drive occupies an enviable town edge location 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 recently refurbished 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

20 Manor Drive is a mature detached bungalow located within this popular established development in the ancient Stannary town of Chagford. The property is offered in good order and is gas fired centrally heated and double glazed. In brief the property offers, a formal dining room, large dual aspect sitting room, a well fitted kitchen/breakfast room, together with two bedrooms, (master with en-suite shower room) and a separate shower room. Attractive mature gardens surround the property and from the front elevation there are most attractive views towards Meldon Hill. There is ample off road parking, together with a garage and the property offers potential purchasers further scope for improvement/extensions subject to the necessary consents and is offered with no forward chain.

#### ACCOMMODATION

Via front entrance door to Dining Room, double glazed window to front with attractive views, inset spotlights, built in cupboard housing gas fired boiler with timer controls, access to loft space, doors to, Kitchen/Breakfast Room: range of white base cupboards and drawers with worksurfaces over, single bowl sink and drainer with window to side aspect, matching wall mounted cupboards over, space for electric cooker with extractor hood over. Plumbing and space for washing machine and tumble drier, space for upright fridge/freezer, space for table, inset spotlights. Sitting Room: dual aspect windows with attractive views towards Meldon Hill. Television point, telephone point,

uplighters. Bedroom 1: two window to rear aspect, sliding mirrored wardrobe cupboards to one wall, door to En Suite: comprising wc, wash hand basin with tiled surrounds, enclosed shower cubicle with electric shower, heated towel rail. Bedroom 2: dual aspect windows and sliding mirrored wardrobe cupboard to one wall. Shower Room: Tiled shower cubicle with mixer shower, vanity wash hand basin, wc, opaque window to rear.

#### OUTSIDE

A driveway to the front of the property provides parking for approximately three vehicles, a set of steps to the right of the drive leads up to the front of the house and with a further pathway leading to the rear pedestrian gate. The front gardens are lawned with established beds and borders, there is a separate gate to the left of the drive leading up to the rear of the bungalow, the main gardens lie to the rear and are predominantly lawned with well established trees, shrubs and borders and a patio area. Adjoining the drive is a garage with light and power connected, up and over door with window to side, gas meter and water tap.

#### SERVICES

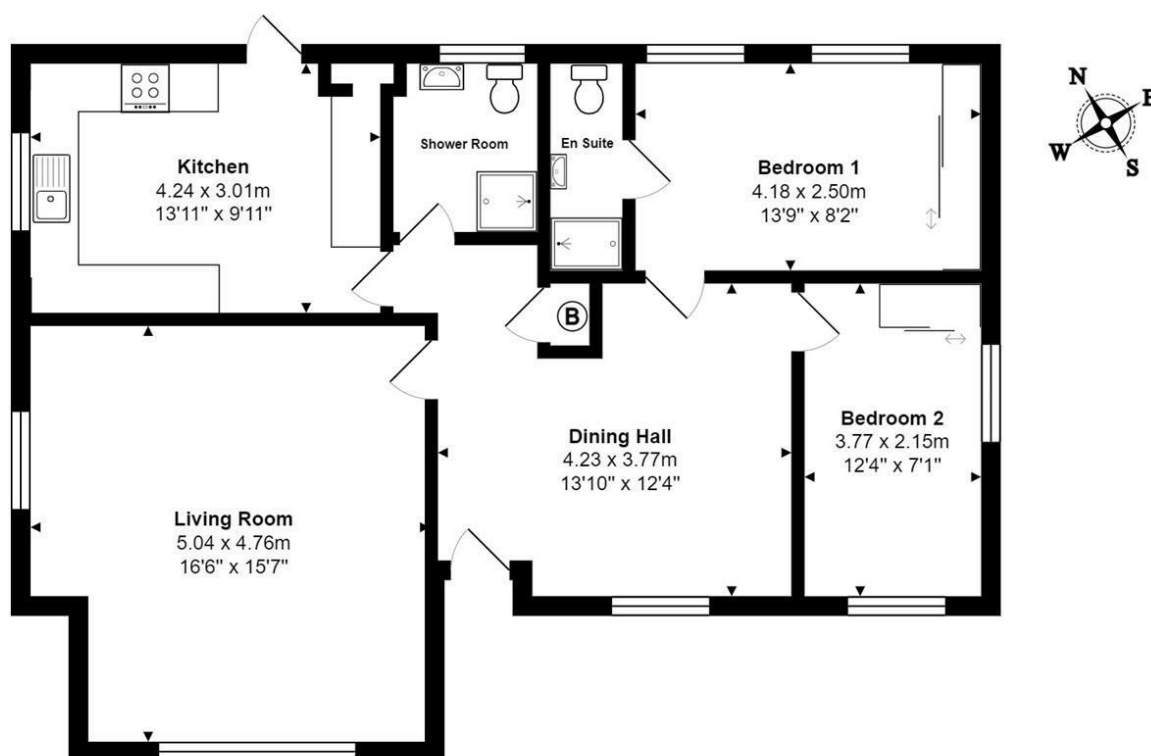
Mains Electric, Gas, Water and Drainage.

#### DIRECTIONS

From Okehampton, leave the town in an easterly direction as if towards Exeter. Join the A30 dual carriage way until reaching Whiddon Down and at this junction take the exit for South Zeal and Sticklepath. After a short distance at the mini roundabout, turning onto the A382 for Chagford and Moretonhampstead. After approximately 3.5 miles upon reaching Easton Cross, turn right signposted Chagford and proceed up into the town. In the town square turn right into Mill Street, proceeding down the hill before forking left into Manor Road. After a short distance the entrance to Manor Drive will be found upon the left hand side and number 20 is in a small close after a short distance upon the right hand side, being the second bungalow on the right.



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Total Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C		68	
(55-68) D			
(49-54) E			
(41-48) F			
(31-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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