



mansbridgebalment

CHAGFORD

Guide £299,950



# 1 The Square, Chagford, TQ13 8AA

## SITUATION AND DESCRIPTION

Set in the very heart of the Dartmoor National Park and situated prominently in the highly sought after town of Chagford, which is a popular centre for both walking and riding. The town centre contains a variety of shops and public houses. Primary education is well catered for and the recently built local school has a fine reputation. The recreation ground is the home of thriving football and cricket clubs and the local swimming pool provides additional leisure facilities. Nearby access to the A30 gives good communication links to Exeter, its airport and the M5 motorway.

1 The Square is nestled neatly in the heart of the sought after moorland town of Chagford and offer a fine lifestyle investment as a family home or as an escape to the country.

Today the property consists of a deeply impressive character cottage offering three bedrooms and is generously spread across three levels. On crossing the threshold, you will find a well appointed galley style kitchen leading into the principle reception room which offers a wealth of charm and character features. Stairs deliver you to the first floor when two double bedrooms can be found served by a generous family bathroom. To the second floor lies the third bedroom completed by its own well equipped en-suite bathroom.

## ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Stable door to:

### **KITCHEN**

15' 8" x 6' 1" (4.78m x 1.87m)

Slate effect worktops; part tiled splash backs; slate tiled flooring; space for washing machine; inset stainless steel sink with drainer; integrated Belling oven with separate 4 ring work top Neff burner; stainless steel wall mounted extractor hood; space for under worktop freestanding fridge; door to:

### **LIVING ROOM**

15' 7" x 12' 5" (4.77 (max)m x 3.80 (max)m)

Door to front; window with window to seat to front; exposed granite inglenook fireplace with wooden lintel and gas fire; slate hearth; wall mounted reading lights, carpeted flooring, understairs cupboard; cast iron style painted radiator; stair to:





#### **LANDING**

Exposed stone; understairs cupboard; doors to:

#### **BEDROOM ONE**

10' 2" x 11' 8" (3.11m x 3.58m)

Window to front with window seat; radiator; carpeted flooring; radiator.

#### **BEDROOM TWO**

10' 3" x 7' 0" (3.13m x 2.14 (max)m)

Window to front with window seat; carpeted flooring; radiator.

#### **BATHROOM**

5' 10" x 5' 1" (1.80m x 1.56m)

Window to rear; window to landing; fully tiled; enclosed panelled bath with Mira electric shower and screen; low level wc; wall mounted cupboard with vanity mirror; shaver socket; pedestal wash hand basin.

#### **BEDROOM THREE**

14' 0" x 9' 3" (4.27m x 2.83m)

Velux window to front and rear with partial views towards moorland; storage in eaves; radiator; oak flooring; door to:



#### **EN-SUITE**

6' 4" x 2' 11" (1.94m x 0.90m)

Pine storage cupboard with inset washbasin with hot and cold mixer tap; electric wall mounted towel rail; storage cupboard; shower unit with stone effect splashback; extractor fan; shaver socket.

#### **OUTSIDE**

The property sits delightfully in the very centre of the pretty Dartmoor town and offers a sunbathed terrace garden to the front, perfect for alfresco dining or enjoying the atmosphere of the town itself.

#### **SERVICES**

Mains electricity, mains gas, mains water and mains drainage.

#### **OUTGOINGS**

We understand this property is in band ' C ' for Council Tax purposes.

#### **VIEWING**

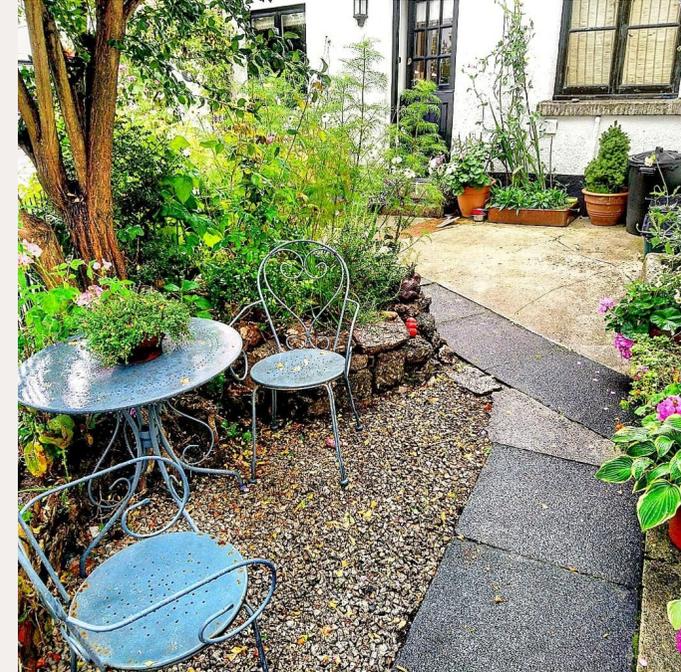
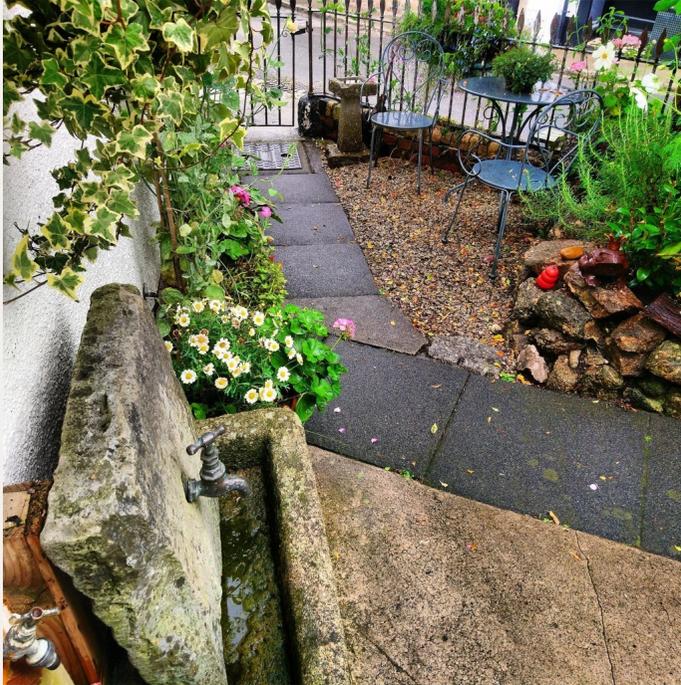
Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

#### **DIRECTIONS**

From our office in Okehampton proceed in an easterly direction joining the dual carriageway towards Exeter. Exit the dual carriageway at Whiddon Down and follow the signs for Chagford. On the approach the town pass the new primary school and take a left hand onto the square where the property can be found on the right handside.



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