



CHAGFORD

OIEO £260,000



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26 Orchard Meadow, Chagford TQ13 8BP

SITUATION AND DESCRIPTION

Set in the heart of the Dartmoor National Park and situated prominently in the highly sought after market town of Chagford on the north-east edge of Dartmoor, close to the River Teign, located off the A382, about 4 miles (6 km) west of Moretonhampstead.

Chagford 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.

This property offers a fine lifestyle investment as a family home or as an escape to the country and viewing is essential.

The property consists of an impressive semi-detached home offering three bedrooms and is generously spread across two levels. On crossing the threshold, there is a sizable entrance hall leading into the principal reception rooms which offer spacious living space along with some character features and a well equipped kitchen. Stairs lead to the first floor when two double bedrooms and a single bedroom can be found, served by a generous family bathroom. All soffits, fascias, guttering and downpipes have recently been replaced by low maintenance UPVC.

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:

PVCu glazed front door to:

ENTRANCE HALL

Spacious entrance hall with oak composite flooring; window to rear; large cupboard; radiator; access stairs to first floor. Door to:

LIVING ROOM

14' 1" x 10' 9" (4.3m x 3.3m)

Window to front; woodburning stove with an oak mantel and oak sills; carpeted flooring. (Partition archway which leads through to the dining room.)

DINING ROOM

11' 3" x 10' 9" (3.45m x 3.3m)

Window to front; space for large dining table; radiator; built-in storage cupboard; carpeted flooring. Door to:

KITCHEN

14' 5" x 6' 11" (4.4m x 2.13m)

Window to rear; wood-effect worktops; part-tiled splashbacks; wood-effect flooring; inset stainless steel sink with drainer; integrated gas oven with separate four ring worktop gas burner; wall mounted extractor hood; space for American-style freestanding fridge/freezer.

Stairs to:

FIRST FLOOR:

LANDING

Window to rear with direct views towards Castle Drogo; loft hatch; carpeted flooring. Doors to:





BEDROOM ONE

13' 9" x 11' 1" (4.2m x 3.38m)

Window to front with oak sill; carpeted flooring; radiator.

BEDROOM TWO

11' 10" x 11' 1" (3.63m x 3.38m)

Window to front with oak sill; carpeted flooring; radiator; spacious built-in cupboard.

BATHROOM

6' 9" x 6' 9" (2.06m x 2.08m)

Frosted window to rear; part-tiled; enclosed panelled bath with Mira electric shower and screen, low level WC; pedestal wash handbasin; laminate flooring.

BEDROOM THREE

10' 5" x 6' 9" (3.18m x 2.08m)

Window to rear with oak sill; views towards Castle Drogo; radiator; carpeted flooring.

OUTSIDE:

The property has a garden to the front laid to lawn with adjoining pathway which leads to the main entrance and in turn to a side gate To the rear is a spacious enclosed garden predominantly laid to lawn, perfect for alfresco dining and long lazy summer's afternoons. Within the garden is a spacious block outbuilding with further potential, currently in use as a utility/ store room with power, lighting and plumbing. This building could be utilised further, subject to the necessary consents.

AGENT'S NOTE

We understand that the property is subject to a local occupancy clause (157 restriction) imposed by West Devon Borough Council. Our understanding is that the purchaser must have worked or lived with in the County of Devon for the last three years to comply with this tie. We would recommend all potential purchasers check with the local authority and their solicitor for further confirmation of eligibility.

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. Follow Sat nav to TQ13 8BP where by you the property identified by will find our Mansbridge Balment for sale board on the right hand side.



Nearby Church



Town Square

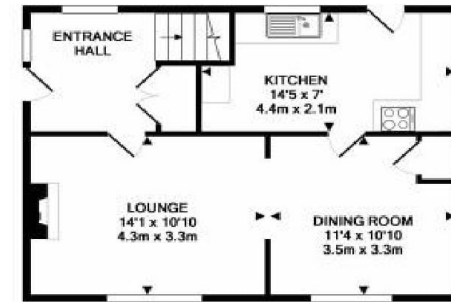
BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



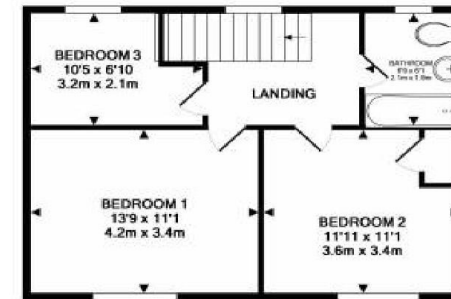
EPC RATING 66 BAND D

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GROUND FLOOR
 APPROX. FLOOR
 AREA 486 SQ.FT.
 (45.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 489 SQ.FT.
 (45.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 SQ.M.)

The plans illustrated are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

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*** PL19, PL20, EX20**