STAGS



33 Lamb Park

33 Lamb Park, Chagford, Newton Abbot, Devon, TQ13 8DN







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

A spacious four bedroom detached dormer bungalow, with garden, garaging and no onward chain.

- Kitchen
- Sitting Room
- Four Bedrooms
- Bathroom And Two Cloakrooms
- Garden And Garages
- Double Glazing and Gas Central Heating
- No Chain
- Freehold
- EPC Band D
- Council Tax Band E

Guide Price £435,000

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
33 Lamb Park is an individual detached dormer bungalow, believed to be unique to Lamb Park, designed and built with the upstairs bedrooms, without compromising the downstairs. The accommodation is adaptable and flexible and in brief comprises, a well fitted kitchen, large sitting room with patio doors to the garden, ground floor bathroom and cloakroom. There are two bedrooms on the ground floor and two further large bedrooms on the first floor with fitted wardrobes and a separate first floor cloakroom. Outside is an attractive garden which wraps around the property to three sides and there are two interconnecting garages. The property is offered with no ongoing chain.

ACCOMMODATION
Upvc door to ENTRANCE HALL: With glazed door to the rear and staircase to the first floor. Large built in wardrobe/airing cupboard. Doors to, KITCHEN: Range of timber wall and base cupboards and drawers with worktops over and inset sink and drainer. Four ring 'Neff' gas hob with extractor over. Integral 'Neff' double oven, plumbing and space for washing machine and fridge. Walk in pantry, ceramic tiled floor. Dual aspect double glazed windows looking out across the garden. SITTING/DINING ROOM ROOM: A spacious room with double glazed sliding doors to the garden and two south facing double glazed windows. Fireplace with stone surround (not currently in use) but still has the gas pipe so could be reinstated. Fitted dresser cupboard.

CLOAKROOM: Comprising WC, pedestal wash basin, obscure double glazed window to front, built in airing cupboard housing the gas fired combi boiler. BATHROOM: Panelled bath with mains fed shower over. WC, pedestal wash basin. Built in cupboards adjacent to the bath. Opaque double glazed window to front. BEDROOM 3: Range of built in wardrobes. Double glazed window overlooking the garden. BEDROOM 4: An Ideal ground floor bedroom or study with window to the side aspect.

FIRST FLOOR LANDING A bright space with access to both bedrooms and the cloakroom. Velux window. Eaves storage. BEDROOM 1: Double glazed Velux window overlooking the garden. range of built in wardrobe and cupboards. BEDROOM 2: large Velux window to rear, fitted wardrobes to rear wall. CLOAKROOM: Comprising pedestal wash basin and WC.

OUTSIDE
The property offers attractive enclosed gardens to three sides, being primarily laid to lawn with mature flower, shrub and small tree borders, together with a patio area. A concrete pathway leads to a gate at the rear of the property and continues around to the far side and front, giving access to the garages. GARAGES: The property owns two garages (in a block of six garages) to the front of the property. Interconnecting with up and over doors and access between each through an archway. There is shelving at the rear of both and power and light connected.

SERVICES
Mains electric, water, drainage and gas.
Broadband Coverage Superfast believed to be available upto 80 mbps (Ofcom)
Mobile Coverage: All major providers limited indoor and likely outdoor (Ofcom)

DIRECTIONS
For SAT NAV purposes the postcode is TQ13 8DN
what3words immune.task.broken

AGENTS NOTE
An outline planning application (under reference no 0454/24) has been submitted to Dartmoor National Park on an adjacent field to the rear of Lamb Park. Please check the Dartmoor National Park website for further details.

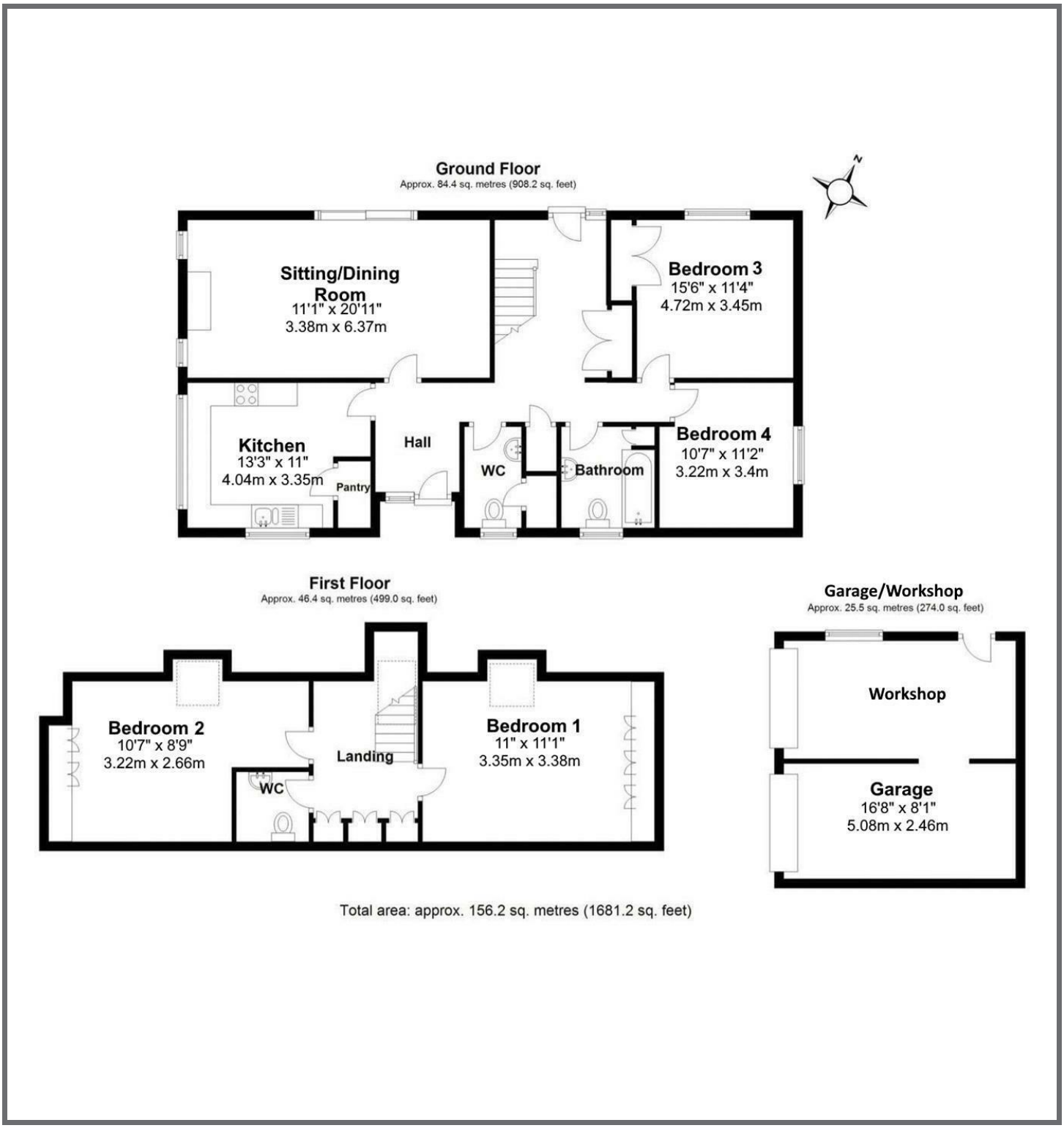






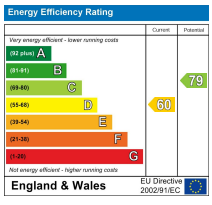






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

STAGS



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