

**STUART
OLIVER**
RESIDENTIAL



20 Lamb Park, Chagford, Devon, TQ13 8DN
£319,950 Freehold



- Mid terrace home
- Three good sized bedrooms
- Upstairs bathroom
- Full width reception/diner
- Fitted kitchen
- Downstairs wc
- Good size garden
- Wonderful views
- Single garage
- Walking distance to Chagford Square

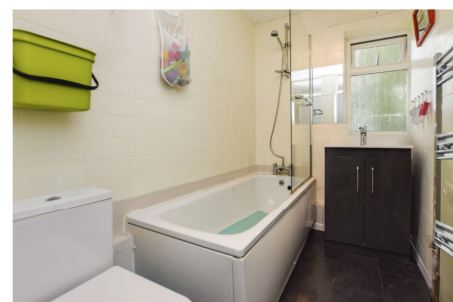
A lovely three bedroom mid terrace property located in the sought after town of Chagford. The property has lovely views to the rear over the neighbouring hills and is only a short walk to the centre of town. The property has a wonderful full width reception/dining room with access to the rear garden.

The property is located a short stroll to Chagford Square which offers a great variety of independent traders, shops, pubs and a café. Chagford also offers a variety of sporting activities including a tennis club, football and cricket pitch as well as an open-air swimming pool available during the summer months and Chagford Primary School is located just a few hundred yards away.

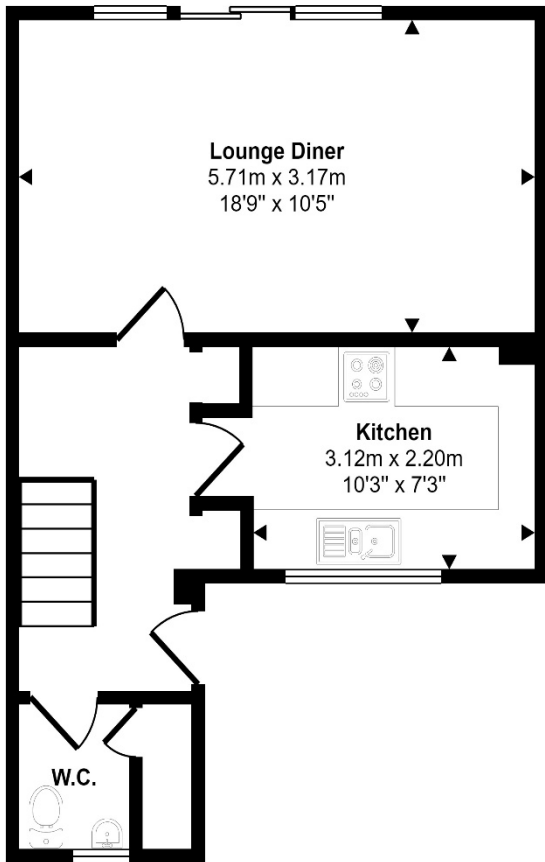




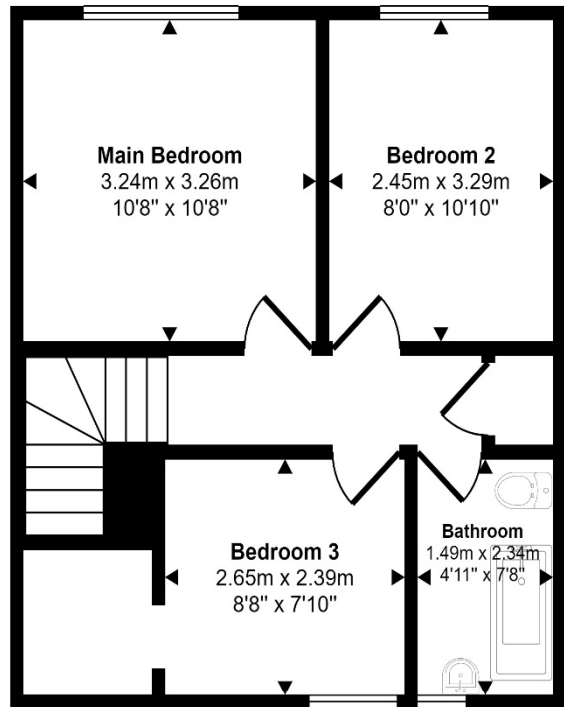
Upon arrival you are greeted by a front garden and pathway to the front door. There is a covered porch and outside store cupboard. Once inside you are greeted by a good size entrance hall with a staircase to the first floor with storage area under, a further recessed shelved storage area and doors to all downstairs rooms. The reception/dining room is a wonderfully bright room with large sliding doors offering access and lovely views over the rear garden and beyond. The fitted kitchen is to the front and has a good range of base and eye level units with an electric cooker with an extractor fan over, space for an under counter fridge and freezer and space and plumbing for a dishwasher and washing machine. There is ample granite effect work tops incorporating a stainless steel single bowl sink with a drainer to the side and a large window over with pleasant views over the front garden. There is also a downstairs cloakroom. From the entrance hall stairs rise to a good sized landing with doors to all bedrooms and the family bathroom. There is also access to the good sized airing cupboard and loft entrance. The main bedroom is a great size and situated to the rear and enjoys lovely views over neighbouring countryside, The remaining two bedrooms are a lovely size with bedroom three benefiting from a walk in storage area. The family bathroom has a matching white suite comprising of a panelled bath with mixer taps and a shower attachment, a wc and a wash hand basin set into a vanity unit with storage. The bathroom is fully tiled and has a heated chrome towel rail. The bathroom enjoys plenty of light through an obscured double glazed window to the front. Outside to the rear there is a great family garden with a patio area for entertaining leading onto a good sized lawned area with a central path leading to the gated rear access. The garden has flower bed borders with flowers, plants and shrubs and it is fenced to all sides. To the front there is a lawned front garden and a garage is located in a nearby block.



Approx Gross Internal Area
77 sq m / 830 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	