

# fowlers

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**Manor Cottage, Manor Road, Chagford, TQ13 8AS**

**£289,950 Freehold**



- A contemporary styled cottage • Patio garden • First floor deck with super view • Short walk to town square •
- Entrance hall • Living room • Smart kitchen with underfloor heating • Bathroom • 2 double bedrooms •
- Upstairs cloakroom • Dry cellar • Gas fired central heating •





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Viewing by appointment only

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## The Property

Manor Cottage is a smart home with contemporary styling and it is presented in excellent decorative order with full double glazing to all but one window. It has the benefit of a patio garden to the south of the house and a first floor deck with a great view to Meldon Hill. The accommodation comprises an entrance hall, living room, smart kitchen and a bathroom on the ground floor, whilst upstairs there is a w.c./cloakroom and two double bedrooms with access to the paved deck from bedroom 2. The cottage has gas fired central heating and all mains services. Fowlers strongly recommend viewing this lovely cottage.

## Situation

The cottage is only a few hundred yards walk from the busy town square and is set back off the road behind its front garden which has iron gates and granite pillars at its entrance. The ancient stannary town of Chagford has a wide variety of day to day and specialist shops, a parish church, Roman Catholic church and chapel, a primary school, pre school, Montessori and a lively community. There are pubs, restaurants, tea rooms, a hotel, bed and breakfasts and excellent sports facilities including a football and cricket pitch, a pavilion, tennis club, bowling club and an open air swimming pool in the summertime. There is access to the many countryside and riverside walks around the town. Exeter is approximately 20 miles away and the A30 dual carriageway only approximately 5 miles.

## Entrance hall

A multi locking front door with a double glazed panel above leads into the hallway which has a matwell, a cork floor, white painted balusters, a hatchway access to the dry cellar, an understairs cupboard, a smoke alarm, a ceiling mounted spotlight, a double panel radiator and a wall mounted cupboard concealing the circuit breakers and electric meters. The floor is laid with cork and there is a fully glazed door into the living room and a door to the bathroom.

## Living room 17' 3" x 9' 11" (5.25m x 3.02m)

This is an attractive contemporary living room with double glazed windows to the front of the property with a deep sill allowing in plenty of natural light. There are two wall light points, ample power points, a T.V. point, telephone point, a cork floor and two double panel radiators.



There is ample space for a sitting and dining area and to the rear of the room is an opening to the kitchen.

## Kitchen 11' 7" x 7' 0" (3.53m x 2.13m)



Fitted with cream finished base and wall units with brushed aluminium handles and Corian work surfaces and splashbacks. There are 9 power points, 2 wall light points and halogen downlighters above the 1½ bowl stainless steel Franké sink which has chromed mixer taps. A stainless steel hood with lighting is fitted above the glass halogen hob beneath which is the electric fan oven. There is plumbing and space for an automatic washing machine and fridge freezer, a double glazed obscure glazed side window, a double glazed clear window and door to the patio garden, underfloor heating beneath the ceramic floor, a wall mounted thermostat for the underfloor heating, fitted shelves and a wall mounted Worcester gas fired combi boiler.

## Bathroom

Fitted in a contemporary style with a panelled bath incorporating handles and chromed mixer taps and a built in thermostatic shower with a glazed folding shower screen. There is a low level w.c. and a white porcelain sink with chromed mixer taps. There is a chromed towel rail, lighting above the sink, ceramic tiled walls and sill, a double panel radiator, a single glazed window to the rear, a wall light point above the sink, a mirror and a fitted glass shelf.

## Landing

The stairs are cork covered and the landing has a cork floor, a white balustrade, access to the insulated loft, a halogen ceiling light, a fitted smoke alarm and doors to bedrooms 1 and 2 and the cloakroom.

## Cloakroom

Fitted with a contemporary design white porcelain basin with chromed mixer taps and a mirror and light above, a matching low level w.c., fully tiled walls and plinth, a chromed towel rail, a cork floor and extractor fan.

## Bedroom 1 13' 7" x 8' 7" (4.14m x 2.61m)



A lovely bright room with a new large window and a deep sill to the front, a double glazed multi paned window and a deep sill to the front, a built in cupboards with shelving, a double panel radiator, ample power points, one wall light point and a cork floor. A door leads into the walk in closet (5' x 3' 1 - 1.53 m x 0.94 m approximately) which has a new large double glazed window and a deep sill and built in shelving, hanging rails, a plinth, a telephone point and a cork floor.

## Bedroom 2 10' 8" x 9' 8" (3.25m x 2.94m)



A lovely bright room with a superb view to Meldon Hill and Upvc double glazed windows and double doors to the deck. There are two wall light points, a

cork floor, a double panel radiator and ample power points.

## Deck 12' 11" x 6' 8" (3.93m x 2.03m)



A paved deck with stainless steel uprights and balustrade with safety glass panels. This is south facing and catches plenty of sunshine.

## Patio garden 12' 0" x 11' 3" (3.65m x 3.43m)



A stone paved enclosed patio garden with boundary walls for privacy and well stocked flower borders. There is an exterior bulkhead light, built in seating and access to the useful tool shed.

## Front garden

A pretty front garden with access to the road through double gates and steps leading up to the front door. There is a raised flower border and an iron balustrade.

**Services** Mains gas, water, electricity & drainage.

**Council Tax Band** D

## Directions

From Fowlers walk to the top of the Square and turn right into Mill Street. Walk along Mill Street and bear left into Manor Road. About 30 yards down Manor Road on the left are the iron double gates to Manor Cottage.