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Waverley, 15 The Square, Chagford TQ13 8AA

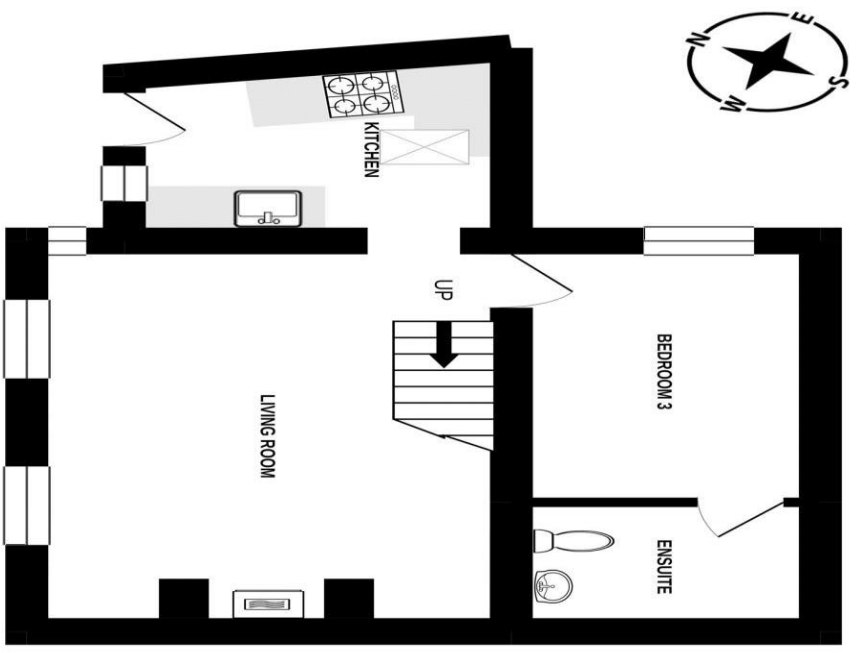
Price : £297,500 Freehold



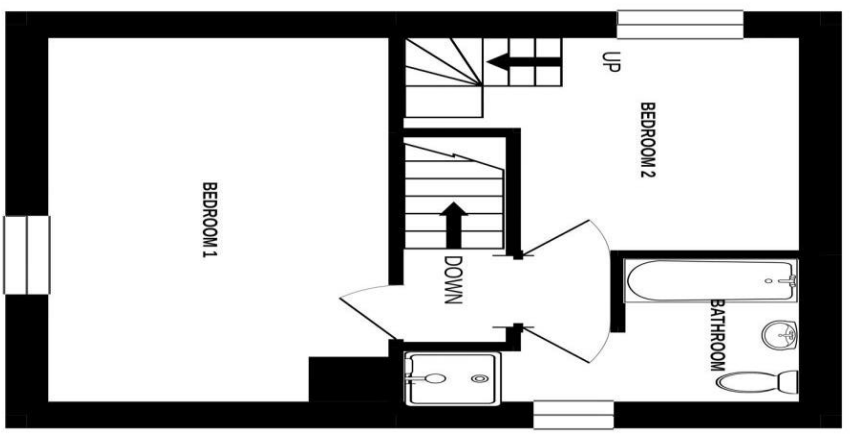
- Set in Chagford's conservation area • Brilliant access to amenities • A stone built terraced home •
- Three bedrooms • Large granite fireplace in living room •
- Downstairs cloakroom • First floor bathroom with a shower • Mains gas fired central heating •
- Large accessible attic • A charming cottage with flexible accommodation •



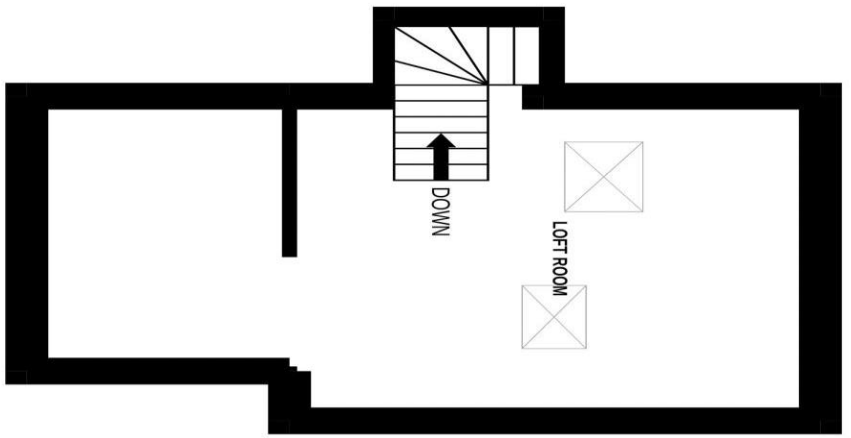
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Property

Waverley is a stone built terraced cottage in the popular conservation area of Chagford. It has charm and character and features a large granite fireplace in the living room. It is a bright cottage with quite large windows allowing in plenty of natural light and the rooms are quite generous by cottage standards. The accommodation is flexible with a ground floor bedroom/study and two first floor bedrooms. A cloakroom is on the ground floor and there is a bathroom with a bath and a shower cubicle. The attic is reached by an integral staircase and has considerable potential. The cottage does not have a garden but there is very easy access to walking and the countryside from all over the town. Fowlers strongly recommend viewing.

Situation

Waverley is located on the north side of The Square in the centre of Chagford with superb access to local amenities and day to day and specialist shops, cafes and four pubs all within a moments walk. Within 300 metres there is access to superb walks to the commons and on up to the moor.

Accommodation

Kitchen/entrance 10' 6" x 7' 3" (3.20m x 2.21m)

A panelled and part obscure glazed multi paned front door with a matching side window leads into the kitchen. There is a slate floor and space to hang coats just inside the door. The kitchen is fitted with a range of base units with hardwood and slate work surfaces incorporating a gas four burner hob with an electric fan oven beneath, a Belfast sink with a brass mixer tap, pine cupboard and drawer fronts and space for an automatic washing machine and an upright fridge/freezer. Two slate tiled steps lead up to the living room.

Living room 15' 8" x 12' 1" (4.77m x 3.68m)

A bright room with three multi paned windows, a window seat, exposed ceiling timbers and a large solid granite fireplace with a granite hearth and a fitted oak mantel shelf. There are three wall light points, a single and a double panel radiator, an open sided staircase to the first floor and a latched panelled pine door to the study/third bedroom.

Study/bedroom 3 10' 10" x 8' 0" (3.30m x 2.44m)



This is a bright room with a large double casement window, a ceramic tiled floor, a painted granite wall with feature stones exposed, a single panel radiator, a pendant light point and a panelled door to the downstairs cloakroom.

Cloakroom 7' 8" x 4' 11" (2.34m x 1.50m)

This is fitted with a low level w.c., a sanitary unit with a fitted basin and a light unit above, space for an electric drier, some exposed granite and painted stone walls and a ceramic tiled floor.

First floor

The open sided staircase has a wall mounted handrail and leads to a small landing with antique pine panelled doors to all rooms.

Bedroom 1 16' 4" x 9' 5" (4.97m x 2.87m)

This is a generous double bedroom with a large double casement window to the front with a window seat, a large single panel radiator and a recess for a wardrobe.

Bathroom



This is fitted with a fully tiled shower with a Triton T80si electric shower unit and a glazed shower screen door. It also has a white bath with a matching side panel and large tiled splashbacks and an adjacent vanity unit with a basin and a low level w.c. with a concealed cistern. The flooring is original floorboards, there is a ceiling light and an obscure glazed window.

Bedroom 2 9' 8" x 8' 6" (2.94m x 2.59m)



This room has a large double casement window and a window seat and it is a bright space. There is a pendant light point, a plinth/shelf above the enclosed main staircase and a double panel radiator and pendant light point. An opening leads to the integral fixed ladder staircase to the attic area.

Attic 20' 1" x 13' 5" (6.12m x 4.09m)



A great space with two original roof trusses still present. It has enormous potential and has two heritage skylights, power and light and a small double panel radiator.

Services

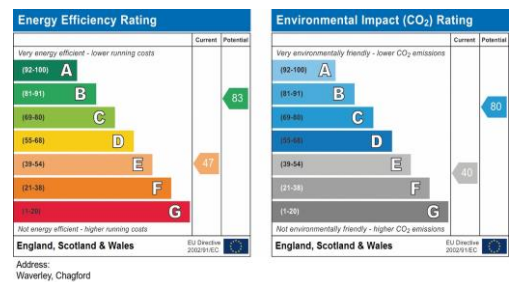
Mains gas, water, electricity and drainage.

Council Tax Band

Band C

Directions

From Fowlers front doors walk across The Square to the far side and turn right. Walk down past the bakery, Artisan gift shop and the new book shop and you will find Waverley on your right.



Viewing by appointment only

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