

# fowlers

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## properties

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**5a The Square, Chagford, Devon TQ13 8AA**

**Price : £239,950 Leasehold**

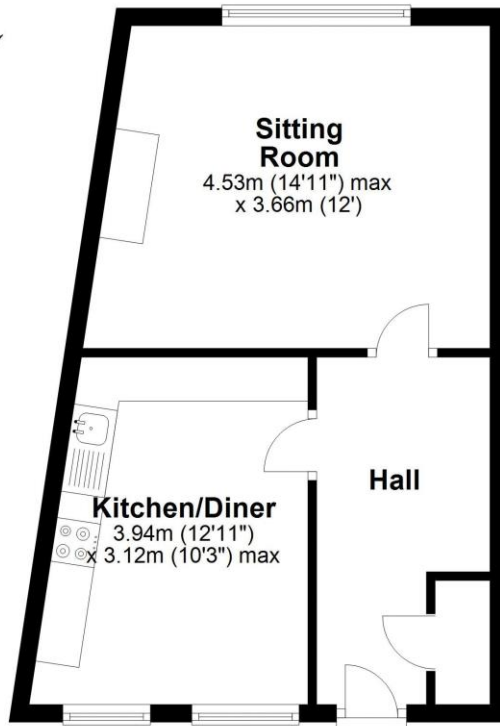


- A centrally located two storey maisonette • Courtyard sitting area •
- Fully double glazed and gas centrally heated • Superb access to amenities • Entrance hall •
- Sitting room with great natural light • Kitchen/dining room with major appliances •
- Large main bedroom and smaller double bedroom • Bathroom •
- Good decorative condition throughout •



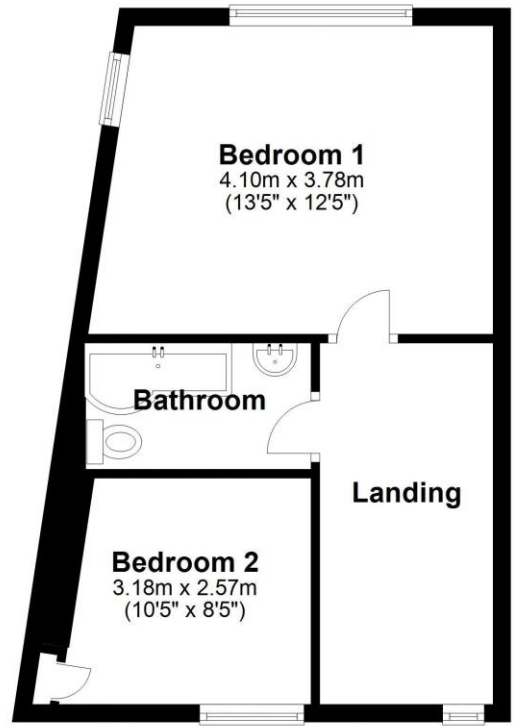
### Ground Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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 can be given.

Plan produced using PlanUp.

## The Property

5a is in the very centre of Chagford and has excellent access to amenities. The property is located at first floor level with access through a terrace/courtyard sitting area. It has two storeys with large windows for good natural lighting and it is fully double glazed and gas centrally heated. At the first floor level there is a hall, kitchen/dining room and sitting room and upstairs there is a landing, a large main bedroom, a smaller double bedroom and a bathroom with a shower above the bath. The property is well presented and Fowlers strongly recommend viewing.

### Entrance

This leasehold property is reached from ground floor level by a steel staircase that rises to a large courtyard/sitting area which is shared by two properties with each owning its own half. Two steps lead up to the hardwood front door.

### Entrance hall 12' 9" x 6' 6" max (3.88m x 1.98m)

The hallway is split level and comprises an entrance area with a built in understairs cupboard and steps up to the main body of the hall. From there a staircase rises to the upper floor and doors lead to the kitchen/dining room and to the sitting room.

### Kitchen/dining room 13' x 9' 2" (3.96m x 2.79m)



The kitchen is large enough for a modest dining table and chairs and it has a vinyl floor. The kitchen has a range of fitted base and wall cabinets with tiled splashbacks and wood effect worktops incorporating a fitted four burner gas hob with a circulator hood and light above, a double oven, a dishwasher and a fridge/freezer. There are two pendant lights, a single panel radiator, a large double glazed front window and a wall mounted Vaillant gas fired central heating boiler.

### Sitting room 13' 10" x 12' 3" (4.21m x 3.73m)



There is an original feature cast iron fireplace and mantel, two arched display recesses, a large upvc recessed front window, picture rails, coving and a double panel radiator.

### Upper floor landing 8' 0" x 6' 5" (2.44m x 1.95m)

A balustrade protects the stairwell, there is a loft access hatch, space for a desk and a single panel radiator.

### Bathroom 7' 5" x 5' 3" (2.26m x 1.60m)

Fitted with a 'P' shaped bath with a glazed, curved shower screen, a built in thermostatic shower, a mixer tap and tiled shower and bath splashbacks. there is a pedestal wash hand basin with a shaver/light above, a low level w.c., a heated towel rail, an extractor fan and a tiled floor.

### Bedroom 1 14' 9" x 11' 2" (4.49m x 3.40m)



This is a spacious room with a large upvc double glazed front window and a view to the church plus a further upvc double glazed side window. There is a pendant light and a double panel radiator.

## Bedroom 2 9' 11" x 8' 5" (3.02m x 2.56m)



A small double room with a shallow built-in storage cupboard, a upvc double glazed window with a view across the roofs to the other side of the Teign Valley, a double panel radiator and a pendant light point.

## Exterior

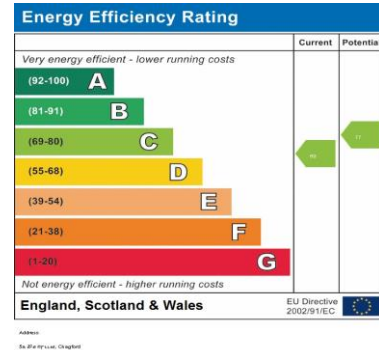


At the front of the property is a level sitting area which catches the evening summer sun.

Tenure: Leasehold. 999 years.

## Services

Mains gas, water, electricity and gas.



## Viewing by appointment only

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