

**fowlers**  
properties



**19 Lower Street**  
Chagford, Devon TQ13 8AZ

**£540,000 Freehold**



### The Property

19 Lower Street is a granite built family home in the centre of Chagford. The house itself is in need of updating throughout but would be a great project for someone. The house comprises of a entrance hall which leads into the sitting room and kitchen/diner with access to the conservatory and wet room at the rear of the property. The first floor has two single bedrooms, two double bedrooms and a bathroom and the second floor has a further two double bedrooms and a single bedroom. The property has a covered gated archway accessed from the street which could be used for parking for a small car. There is a good sized garden and various outbuildings at the rear. We strongly recommend viewing this property to appreciate what it has to offer.

### Situation

This house is located just 200 paces from the town square where there is a wide variety of day to day and specialist shops, pubs, cafes and restaurant. This attractive ancient stannary town has a primary school, pre school and Montessori, a library and surgeries for a dentist, doctor and vet. There is a Parish church, Roman Catholic church and a Gospel chapel. There are good sports facilities with a football and cricket pitch, bowling club, tennis club, a skate park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks and the A30 dial carriageway is only about 5 miles away and Exeter is approximately 20 miles.

### Services

Mains gas, electric, water and drainage. Internet speed: 27.2 download speed (approximately)

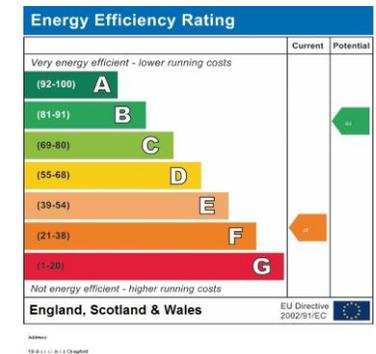
### Council tax band

Band D

### Directions

From Fowlers double doors turn right and walk down out of The Square passing the delicatessen and Old Forge Caffe and heading into Southcombe street. At the right hand bend the road becomes Lower Street. About 50 paces down on the right is No.19. What three words: Saved unpacked lots

- 7 bedroom family home just off the centre of Chagford
- Sitting room with granite fireplace
- Good sized kitchen/dining room with Rayburn
- Conservatory
- 4 double bedrooms and 3 single bedrooms
- Views at the rear of the property to the Teign Valley and surrounding countryside
- Potential parking for a small car
- Large granite outbuilding
- Good sized rear garden



## The House

19 Lower Street is a well proportioned house with pretty views at the rear of the property across to the Teign Valley. The accommodation comprises a bright sitting room which has an open granite fireplace which could be reinstated as a working fireplace. From the sitting room you can access the kitchen which has a Rayburn fitted for the heating/hot water and cooking. There is a large area for a dining table and the kitchen area is fitted with various base and wall cabinets. A conservatory has been added to the house which looks out over the garden and from this room you can access the wet room and downstairs loo. The first floor of this property has a large landing area and with access to two bright good sized double bedrooms, two single bedrooms and a bathroom which is fitted with a cast iron bath. A staircase rises to the second floor landing which has two large eaves cupboards and access to the three bedrooms on this floor.

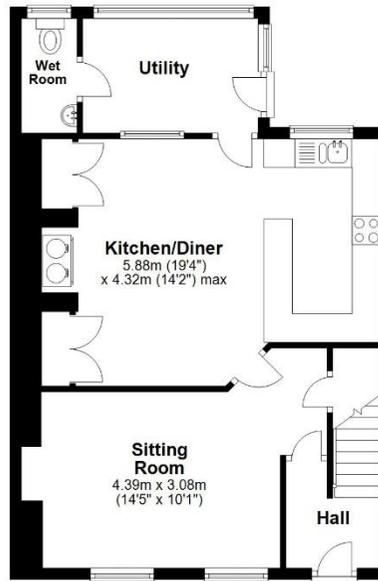
## Exterior

No 19 benefits from a covered archway which can be accessed from the street via a wooden gate. The entrance measures approximately 6'2 x 24'1 so could accommodate a small car. From this covered area you can access the garden which has a terraced area outside the old stable and hayloft and the main garden has a lawn and a few trees. The boundaries are marked by a attractive granite wall at the end of the garden and a wooden fence to either side.

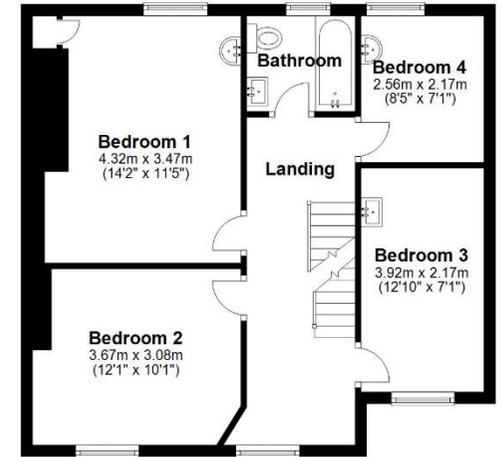
## Outbuildings

To the rear of the house there is a large granite hayloft and old stables with a covered work area, this building has two separate rooms on the ground floor with power and light and a hayloft above which can be accessed from the exterior via a wooden staircase. A lean-to wooden shed is located next to the hayloft with an open front.

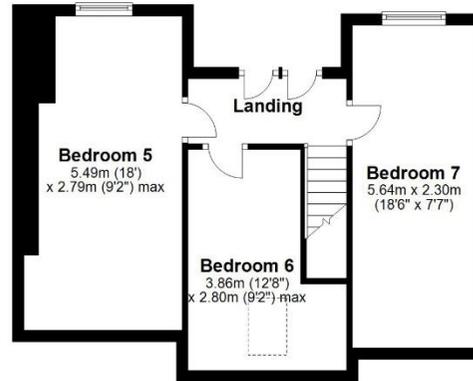
**Ground Floor**  
Approx. 56.2 sq. metres (605.0 sq. feet)



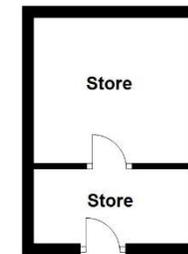
**First Floor**  
Approx. 57.6 sq. metres (619.5 sq. feet)



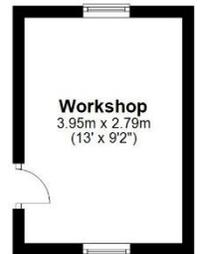
**Second Floor**  
Approx. 43.1 sq. metres (463.4 sq. feet)



**Outbuilding Ground Floor**  
Approx. 11.0 sq. metres (118.5 sq. feet)



**Outbuilding First Floor**  
Approx. 11.0 sq. metres (118.5 sq. feet)



Total area: approx. 178.8 sq. metres (1925.1 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.



#### VIEWING BY APPOINTMENT ONLY

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