



**fowlers**  
properties

## Beverley Lodge

Manor Road, Chagford, Devon TQ13 8AS

**£475,000** Freehold





### The Property

Beverley Lodge is a well proportioned home enjoying good natural light and with large sash windows and some double glazing. It has a courtyard/patio, parking for two cars and a garage. The living room is big and bright with ample space for a three piece suite and a large dining table, there is a ground floor double bedroom/study and a ground floor bathroom and separate shower room. Upstairs off the bright landing, which has a stained glass sash window, are two good double bedrooms. It is centrally heated by mains gas. The property is linked to another much larger family home, but is entirely self contained on a separate title and sits beneath the upper floor of the attached property. It is a good size family home and Fowlers strongly recommend viewing to properly appreciate this home.

### Situation

Beverley Lodge is set back from the public highway on a driveway shared with Beverley House. The lodge has its own parking spaces and a garage. The bustling town square is only about 250 paces where there is a wide variety of day to day and specialist shops, cafes, restaurant and pubs. Chagford has a primary school, pre school and Montessori, a Parish church, Roman catholic church, chapel and library. Sports facilities are good with a football and cricket pitch with a pavilion, a bowling club, tennis club, skate park, playground and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walk and the A30 dual carriageway is just 5 miles away and Exeter approximately 20 miles.

### Directions

From Fowlers walk to the top of The Square and turn right into Mill Street. After about 200 paces the road bears left. Follow the road to the left down Manor Road and keep your eye out on the right hand side for a house up a private driveway painted a sand colour with light green windows. The frontage of the property as you look at it from the drive is Beverley Lodge.

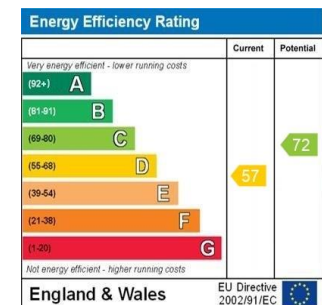
### Services

Mains gas, electricity, water and drainage.

### Council tax band

Band E

- A bright and spacious 1200sq ft home
- Good natural light throughout
- Patio, parking for two cars and single garage
- Generous living room
- Spacious kitchen
- Utility/laundry room
- Bathroom and separate shower room.
- Ground floor study/bedroom 3
- Two good size first floor double bedrooms
- Close to Chagford's amenities and countryside walks



### Front entrance

At the immediate front of Beverley Lodge is a fully glazed double glazed door which leads into the kitchen from a paved patio and parking area.

### Kitchen

The double glazed front door leads into the kitchen which has a sash window above the sink for additional natural light. The floor is oak and the base cabinets have stone or hardwood worktops which incorporate a deep stainless steel sink with a mixer tap, a glass induction hob with a stainless steel circulator hood and light, an eye level fan oven and grill and convector/microwave oven, a double drawer integral fridge and space for a free standing dishwasher. A staircase leads to the first floor and beneath that is the boiler cupboard with a gas fired central heating boiler and the highly insulated hot water cylinder. A doorway and panelled door leads to the ground floor bedroom/study and a further doorway leads to the living room.

### Living room

A generous room with three roof mounted Velux double glazed windows, double glazed double doors to the patio and an adjacent window, an oak floor, three wall light points and two double radiators. A pair of double doors lead to the shower room and bathroom and another door leads to the laundry/utility room.







#### Utility/laundry

Fitted with a Velux double glazed skylight, a base cabinet with a roll top work surface and a stainless steel single drainer sink and space and plumbing for a washing machine. A personnel door leads to the garage.

#### Inner lobby

Doors lead into the separate bathroom and shower room/w.c. and the lobby has a ceramic tiled floor with underfloor heating.

#### Bathroom

A sliding door leads from the lobby into a recently refitted bathroom which has a Velux double glazed roof light for good natural lighting, a white suite comprising a steel bath with side mounted mixer tap controls, low level w.c., fitted wash hand basin, extractor fan, a ceramic tiled floor with underfloor heating, four LED downlighters and a chromed heated towel rail.

#### Shower room/w.c.

Recently refitted with a fully tiled shower with glazed shower screen door, built in thermostatic shower with rain shower head and shower wand, a wash hand basin with mixer tap, a ceramic tiled floor with underfloor heating, Velux double glazed skylight for natural lighting, extractor fan and two LED downlighters.

#### Bedroom 3/study





### First floor landing

At the half landing is a large sash window with stained glass inserts and a double panel radiator beneath. On the upper landing are built in bookshelves, a pendant light point and pine panelled doors to both double bedrooms.

### Bedroom 1

There are four sash windows letting in lots of natural light, the ceiling is coved, there is a pendant light point and a single panel radiator.

### Bedroom 2

This room has a bank of three sash windows looking out to the front of the house, the ceiling is coved, there is a single panel radiator, a pendant light point and a pine floor.

### Exterior

#### Patio/courtyard

At the front of Beverley Lodge is a paved patio and planting area, ideal for sitting out. It gets good morning and early afternoon sunshine. There is a parking space for for two cars and access to the garage.

#### Garage

Steel framed wooden double doors allow vehicular access and there is a concrete floor and covered

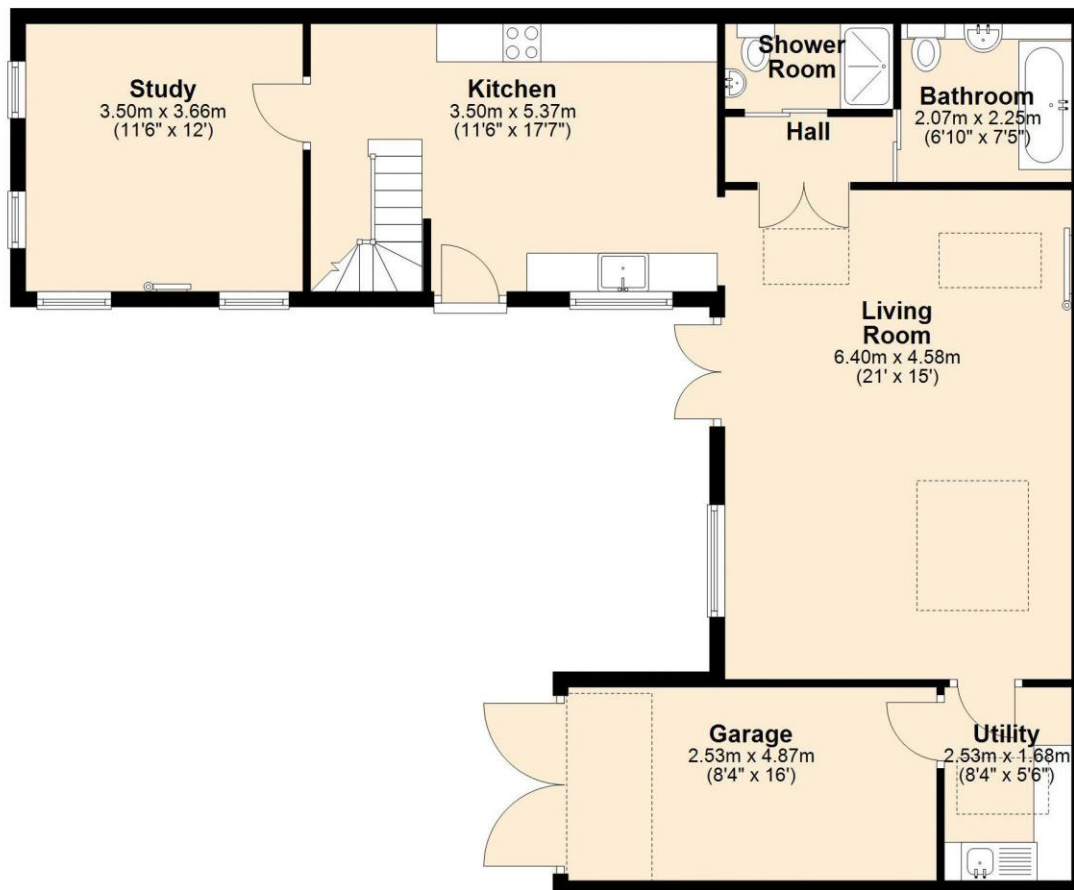






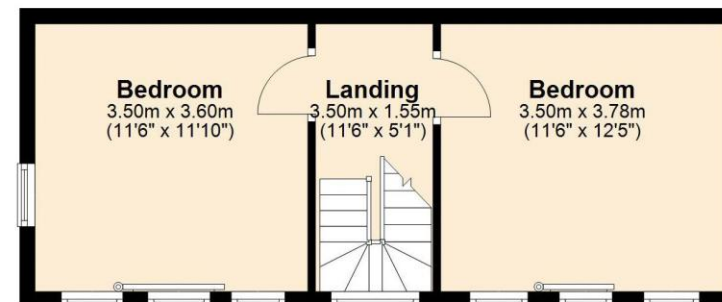
### Ground Floor

Approx. 88.8 sq. metres (955.9 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

### VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.