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properties

**24 Lamb Park**  
Chagford, Devon TQ13 8DN

**£350,000 Freehold**





### The Property

24 Lamb Park is a detached bungalow built about 50 years ago. It has a rear and side garden which face south and east respectively, and it has a single garage nearby in a block. The property is set around a small amenity green with six other homes. The property has been fully double glazed with upvc doors and windows and has a mains gas central heating boiler. The accommodation comprises an entrance lobby that leads into a hallway with access to the kitchen/breakfast room, the living room, a shower room/w.c., a store room and three bedrooms with two doubles and a single. The rear garden is bounded at the rear with a granite wall, and a rendered side wall and gate mark the eastern boundary. The property has great potential and is in need of some refurbishment and redecoration, and Fowlers recommend viewing.

### Situation

Lamb Park is located in the outskirts of Chagford and No.24 is situated at the edge of an amenity green shared by six homes in all. A block of six garages also serves these properties. The town square is just a few minutes walk and a nearby footpath shaves a couple of minutes off the walk. The ancient Stannary town of Chagford offers a wide range of day to day and specialist shops, four pubs, cafes and restaurant. There is a library, Post Office services, Primary school, pre-school, Montessori school and surgeries for doctor, dentist and vet. The town is surrounded by countryside moorland and riverside walks and has excellent sports facilities with a football and cricket pitch and pavilion, a bowling club, tenn club, skate park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter approximately 20 miles.

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

**Council tax band** Band D

### Directions

From Fowlers drive down out of The Square passing the bookshop into Southcombe Street. At the next right bend the road become Lower Street. Take the second road on the left into Lamb Park and follow the road as it bears to the left. The entrance to the little enclave of six homes where No.24 is located is on the left, but we advise parking on the main part of Lamb Park to avoid congesting the turning area by the garages.

What Three Words: swordfish.primary.smoker

### Entrance

A short path leads from the garage and turning area, alongside the amenity green to No.24 which is sited in the left hand corner. upvc double glazed front door with an adjacent exterior light leads into the entrance lobby. A pathway leads along the front of No.2 to the gate to the garden on the east side and there is an exterior tap mounted on the wall.

- A detached bungalow about 50 years old
- Fully double glazed and gas centrally heated
- Single garage
- Entrance lobby and hallway
- Kitchen/breakfast room
- Living room with patio doors to garden
- Three bedrooms
- Store room
- Shower room
- South and east facing garden

### Entrance lobby

The upvc double glazed front door has a matching side panel, a vinyl floor, a ceiling light point and meter boxes for both gas and electricity. A multi paned timber door leads into the hallway.

### Hallway

The hallway has access to all rooms, a coved ceiling, two wall light points, a double panel radiator, a wall mounted central heating thermostat, a built in airing cupboard with fitted radiator and shelving and a hatch to the insulated roof void.

### Living room

A spacious room with a southerly aspect and upvc double glazed doors to the garden plus an additional matching rear window. The ceiling is coved, there are two wall light points, a ceiling mounted spotlight fixture, a double panel radiator, a door to the kitchen/breakfast room and a discreet, low wall mounted vent where there has previously been a balanced flue for a gas fire.

### Kitchen/breakfast room

This room has a broad upvc double glazed window looking out to the amenity green at the front of the property, a ceiling mounted spotlight fixture, space for a large gas fired cooking range, ceramic tiled walls, a range of fitted base and wall cabinets with wood effect cupboard doors and wood and stone effect worktops with some worktop lighting. A single drainer stainless steel sink is fitted and a wall mounted Worcester gas fired central heating boiler is sited in one corner. The kitchen has space for a freestanding fridge/freezer and an automatic washing machine. A upvc double glazed stable door leads to the small lean to conservatory porch on the western side of the building and a further door leads back to the hallway.

### Shower room

An obscure upvc double glazed window faces out the front of the property and there is a built in recessed shower cubicle which is fully tiled and has a built in thermostatic shower and shower curtain rail. The walls are tiled to chest height and a low level w.c. and pedestal wash hand basin are fitted with a mirror and shaver/light above the basin. An infra red heater is wall mounted.

### Store room

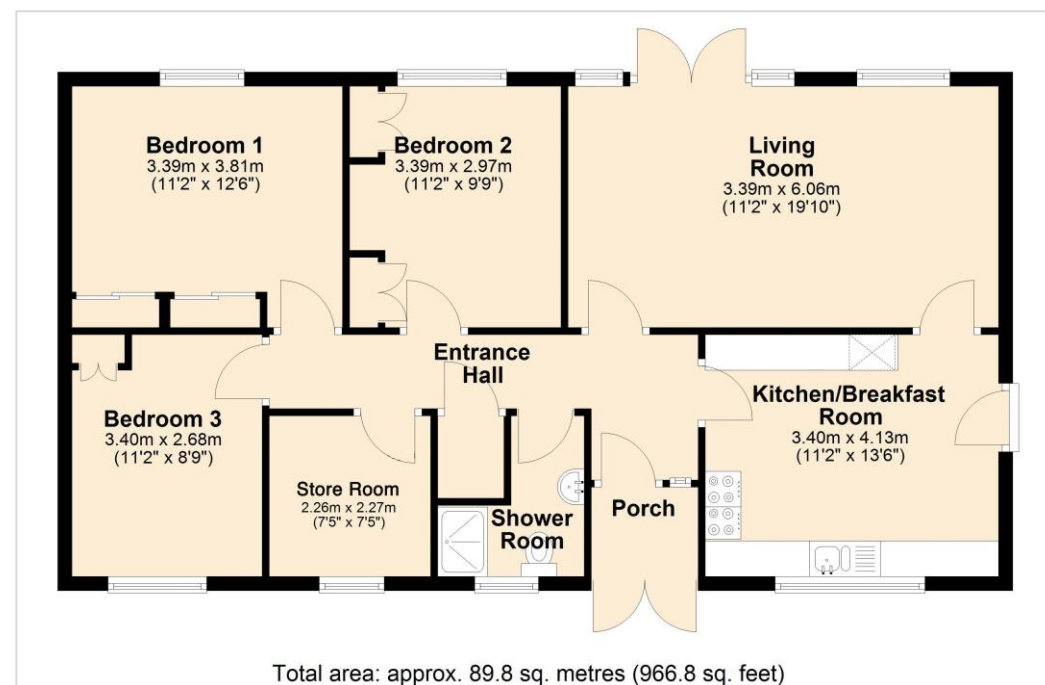
This room was formerly a bathroom. It has a front facing upvc double glazed window, shelving and a pendant light point.

### Bedroom 1

A good size double room with a rear facing upvc double glazed window, a pendant light point, fitted wardrobes with some mirrored sliding doors, hanging rails and shelving. There is a double panel radiator.

### Bedroom 2

A rear facing double room with a upvc double glazed window, a double panel radiator, pendant light point and built in double wardrobes with folding doors, hanging rails and shelving.



### Bedroom 3

A good size front facing single bedroom with a upvc double glazed window, a double panel radiator, a pendant light point and a fitted double wardrobe with folding doors, hanging space and shelving.

### Exterior

#### Conservatory porch

An aluminium framed greenhouse with a sliding door at either end. 1m x 1.82m/ 3'4" 6'

### The gardens

To the immediate rear of the residence is a pathway with a granite retaining wall and a rockery and grassed area beyond bounded at the rear by a granite wall. On the south west side is a path to the side conservatory porch and to the east side there is a path to a wrought iron gate to the front. On the eastern side is an area of walled garden with a raised vegetable and fruit garden and a gated pedestrian access to the rear. Set in the garden is an aluminium framed greenhouse ( 6'6 x 6' / 1.98m x 1.82m with a sliding door and staging. There is also a block built shed with a corrugated roof and window.

### Garage

18' x 7'6"/5.48m x 2.28m. The block built garage is one of a terrace of six which are on a private turning area in front of the amenity green. It has a metal up and over door and space in the eaves for storage if required.





### VIEWING BY APPOINTMENT ONLY

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(81-91) B		
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(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
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