

A two-story white terraced house with a dark grey roof and black gutters. The house features a bay window on the ground floor and several rectangular windows on the upper floor. A satellite dish is mounted on the roof. The house is surrounded by greenery, including a large bush in the foreground and trees in the background. The sky is clear and blue.

**fowlers**  
properties

**12 Meldon Road**  
Chagford, Devon TQ13 8BG

**Offers Over £599,950 Freehold**





### The Property

12 Meldon Road is about 100 years old and offers well proportioned family accommodation in excellent decorative order throughout. The bright accommodation offers a lounge, sitting room with wood burner, dining room and a smart kitchen with hardwood worktops and a fitted cooking range on the ground floor. Upstairs the sunny landing leads to a generous main bedroom, two other double bedrooms, a w.c. and bathroom with shower and w.c. as well. The house is double glazed to all but one window and it is centrally heated by a mains gas boiler. Outside there is a woodshed, store shed, a lawned garden with three levels, terraced areas and great views and a large bike/equipment shed. Fowlers very strongly recommend viewing this bright, charming home.

### Situation

Meldon Road is in the outskirts of Chagford and enjoys some pleasant views across countryside to the moor and Meldon Hill. No.12 is just a few hundred metres virtually level walk to the bustling town square where there is a variety of day to day and specialist shops, four pubs and cafes. The town has surgeries for doctor, dentist and vet, a library, Parish church, Roman catholic church and a chapel, Primary school, pre school and a Montessori school. It is surrounded by countryside, riverside and moorland walks and 12 Meldon Road is only about 200 metres from access to the lovely commons. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

### Services

Mains gas, electricity, water and drainage.

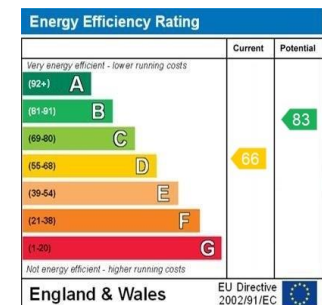
### Council tax band

Band D

### Directions

From Fowlers front doors walk to the top of The Square and turn left into High Street, passing the Three Crowns and then turning right into New Street. Walk along New Street for about 400 metres and when you get to the point where there are no houses on your right, you have just entered Meldon Road. No 12 is the fourth house on the left. A light green cast iron gate is set between granite walls and stone steps lead up to the front porch.

- A charming semi detached character family home
- Views to Meldon Hill and the moor
- Entrance hall
- Lounge, sitting room and dining room
- Smart modern kitchen with range
- Landing and w.c.
- Three double bedrooms
- Spacious bathroom with shower
- Store shed, woodshed and bike/equipment store
- Lovely sunny position





### Entrance porch

The porch has a double glazed upvc woodgrain effect front door with matching side windows, a granite threshold to the panelled and part glazed internal front door, a ceiling light and space for boots and shoes.

### Entrance hall

The hall floor is tiled in the original red and cream checker board tiles and there are pine panelled doors to all rooms. The staircase rises to the first floor, there is a single panel radiator and wall mounted cupboards for the consumer unit and electric meter.

### Snug

This bright room has a large upvc double glazed window, picture rails, a live flue in a brick fireplace with wooden surround and mantel shelf, pendant light point and a single panel radiator. Currently it is used as a music room.

### Lounge

A front facing room with a large upvc double glazed window, a recessed fireplace with slate hearth and lined flue and wood burner with an oak lintel, picture rails, pendant light point, TV point and a double panel radiator.







### Dining room

A good size room with an oak laminate floor, two upvc double glazed rear windows, a fireplace with a decommissioned cast iron grate and adjacent built in cupboard with pine door, one painted granite feature wall and another with wainscoting, access to the understairs cupboard, two pendant light points, a cast iron radiator and a doorway to the kitchen.

### Kitchen

Fitted with a good range of base and wall cabinets with extensive light hardwood worktops, tiled splashbacks, two pendant light points, plenty of cupboards and drawers, plenty of shelving and a fitted Rangemaster electric range with circulator hood above. There is space for an automatic washing machine and a fridge. A upvc double glazed window looks out to the rear and there is a painted timber exterior door. A built in cupboard has space for a drier and the Worcester gas fired central heating boiler and shelving.

### First floor landing

A bright landing with a upvc double glazed front window and some super views to the moor. It has a white balustrade, panelled doors to all rooms, a pendant light point and access to the insulated loft void.

### Bedroom 1

A generous double bedroom at the rear of the house with a upvc double glazed window and a velux double glazed skylight for good natural lighting. It has a single and a double panel radiator and ample space for a king-size bed and wardrobes.



### **W.C.**

Fitted with a low level w.c., a wash hand basin with chromed mixer tap, a vanity cupboard, some timber wainscoting, an oak laminate floor, pendant light point and a single panel radiator. A window faces to the rear.

### **Bathroom**

This is a spacious bath and shower room which has a large upvc double glazed rear window with slate sill, an original cast iron fireplace, grate and mantel, a waterproof laminate floor, four downlighters, a hardwood plinth and a plumbed heated towel rail. The bathroom is fitted with a handsome claw foot bath with side mounted mixer/shower tap, a fully tiled shower with curved sliding glazed doors and built in thermostatic shower with rain shower head and shower wand. There are two wall light points above the pedestal wash hand basin, a low level w.c. and an extractor fan.

### **Bedroom 2**

A front facing room with a large upvc double glazed window and great views to the moor across the Dartmoor countryside. It has a pine floor, an original cast iron fireplace and mantel shelf, pendant light point and a double panel radiator.







### Bedroom 3

Front facing with a upvc double glazed window and super views to the moor. It has an original cast iron grate and mantel shelf, pine floor, pendant light point and a double panel radiator.

### Exterior

#### Front

The front garden is set on top of granite retaining walls above the lane and has granite steps that lead to the front porch. To either side is a grassed area and this is a great spot for a Bistro set and lovely views to Meldon Hill. A pathway leads along the side of the house to the rear where there is a woodshed and store shed/outside w.c.

#### Woodshed

A good wood store measuring 5'8 x 3'2/1.72m x 0.96m.

#### Store shed

This is located adjacent to the back door from the kitchen and still houses the exterior w.c. It measures 11'11 x 4'11/3.63m x 1.49m and has a corrugated roof.

#### Rear garden

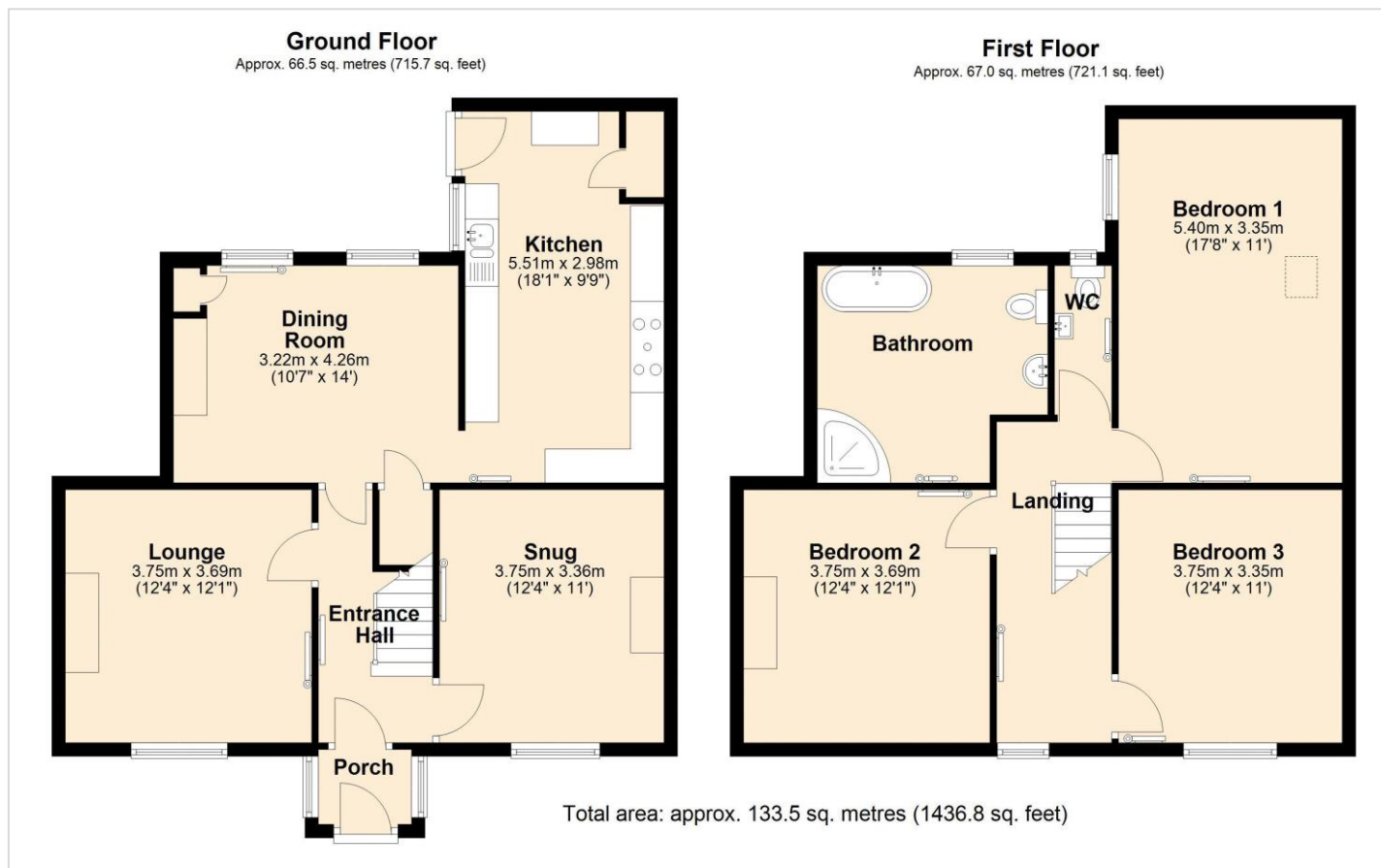
At the rear of the house is an exterior tap, and a short pathway at the rear leads to a set of granite steps up to the rear garden. The garden is laid to grass and has three level terraces with great views over to the Dartmoor countryside, Meldon Hill and the moor. It is a sunny spot and has been designed to be very low maintenance. It is bounded by a close boarded fence and a hedgerow and a post and rail fence and gate to the rear. At the rear is a shared access path which leads up from the lane. It enables access to a garden storage area and to a large store shed.

#### Large store shed

This timber framed and metal clad shed has a brick floor and a metal up and over door and ample space for bicycles and kayaks. It measures 14'7 x 12'4/4.44m x 3.65m max.







### VIEWING BY APPOINTMENT ONLY

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