

Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

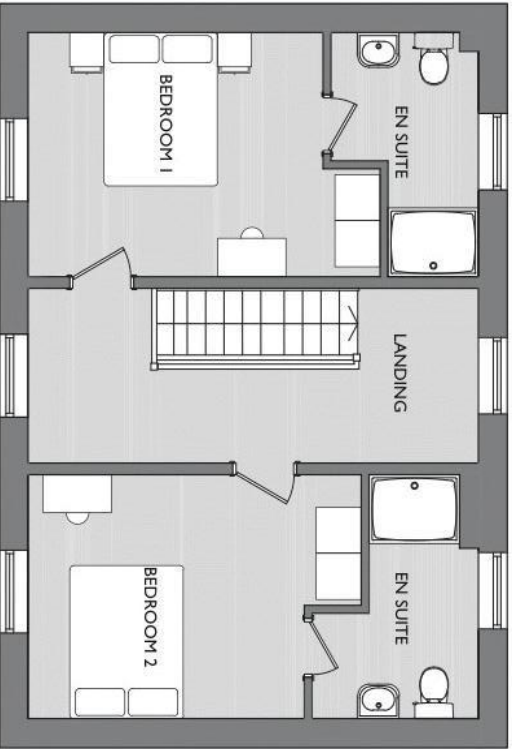
6 Hames Way, Chagford, Devon TQ13 8FP

Price : £655,000 Freehold

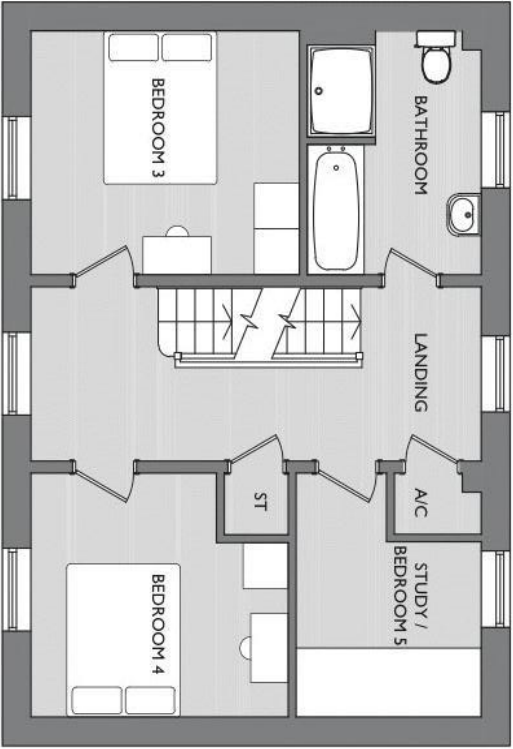


- A very spacious detached three storey five bedroom home overlooking a green •
- Two parking spaces and large single garage • Sunny south facing garden • Entrance hall •
- Cloakroom • Kitchen/dining room • Living room with fireplace and French doors to patio •
- Bathroom and three bedrooms to first floor • Two ensuite double bedrooms on top floor •
- Fully double glazed and highly insulated with B EPC rating • Eight years NHBC remaining •

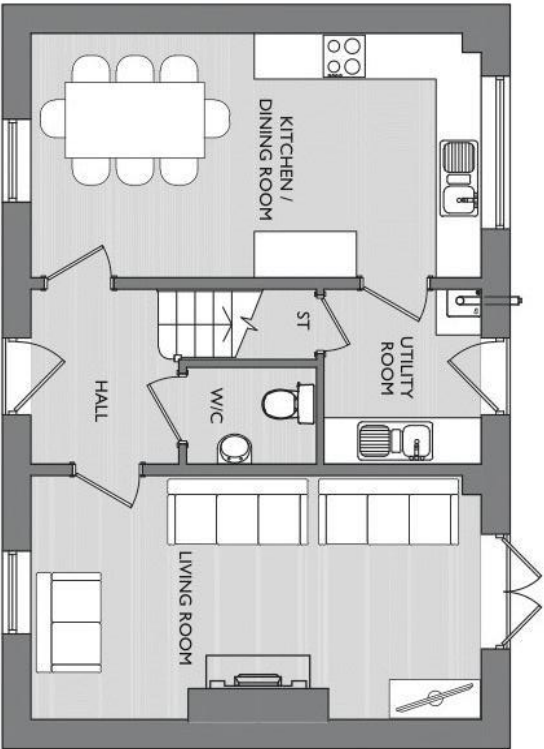




Second Floor



First Floor



Ground Floor

The Property

6 Hames Way is the largest home on the attractive Bellacouch Meadow development. This spacious detached property enjoys great natural light with double glazed windows and doors throughout comprising sash windows in the front elevation and casement windows to the rear which is south facing. The entrance hall serves the cloakroom, living room and kitchen/dining room and there is a utility room to the rear off the kitchen. On the first floor there is a spacious landing and two double bedrooms, a single bedroom and a bathroom with a shower. The top floor has a large landing and two double bedrooms each with an ensuite shower room and fitted wardrobes. The house is barely two years old and enjoys the benefit of the residual eight years on the NHBC cover. It is well presented throughout and enjoys views over the amenity green at the front, whilst the south facing rear garden has been well laid out with a large patio and pergola, a level lawn and shaped borders. At the rear of the property are two parking spaces and a garage set beneath a neighbouring coach house flat. This is a really attractive home and Fowlers strongly recommend viewing to fully appreciate it.

Situation

To the front of 6 Hames Way is the stream and amenity green that offer a most attractive outlook from the front of the house. From the Bellacouch Meadow development there is access to footpaths to the town square which is only a few minutes walk. The Primary school, pre-school and Montessori school are also close by. The ancient Stannary town of Chagford offers a wide range of amenities with a library, day to day and specialist shops, four pubs, cafes, restaurant and surgeries for doctor, dentist and vet. There are countryside, riverside and moorland walks surrounding the town and sports facilities include a football and cricket pitch with a pavilion, a bowling club, tennis club, skate park, children's play park and an open air swimming pool in the summertime. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

Accommodation

Entrance

The multi locking panelled front door leads into the entrance hall.

Entrance hall 7' 7" x 7' 1" (2.31m x 2.16m)

The hallway has an oak effect laminate floor and a door mat, stairs to the first floor, a wall mounted alarm control panel, a ceiling light point and a single panel radiator. Panelled doors lead to all rooms.

Cloakroom/w.c. 5' 7" x 4' 3" (1.7m x 1.29m)

The floor is fully tiled as are the walls to chest height, there is a low level w.c., a pedestal wash hand basin, a pendant light point and an extractor fan.

Living room 19' 5" x 10' 4" (5.91m x 3.15m)



This is a most attractive room with a large upvc double glazed sash window to the front and matching French doors to the patio and pergola at the rear. A stone fireplace is fitted and has a matching hearth and mantel shelf and a chrome trimmed gas coal effect fire. There are two ceiling light points, two double panel radiators, plenty of power points, a media plate and telephone point. The floor is laid with a quality oak effect laminate.

Kitchen/dining room 19' 6" x 10' 4" (5.94m x 3.15m)

This bright double aspect rooms overlooks the garden at the rear and has a view to the amenity green to the front through the upvc double glazed sash window. The floor is laid with ceramic tiling and at the dining end there is a pendant light point, a double panel radiator, ample power points and a TV/media plate. The kitchen is fitted with a smart range of cream base and wall cabinets with panelled doors and oak effect roll top work surfaces with worktop lighting and subway style splashbacks and window sill. The kitchen is fitted with major appliances including a five burner stainless steel hob, an extractor hood above, a double oven and grill, a fridge freezer and integrated dishwasher. Set into the worktop is a single drainer one and a half bowl stainless steel sink with a chromed mixer tap. A pull out shelved larder cupboard is a most useful feature of this kitchen. There are six LED downlighters, an extractor fan and a panelled door to the utility room.

Utility room 7' 7" x 6' 11" (2.31m x 2.11m)

A double glazed multi locking door leads out to the garden and the floor is ceramic tiled. A matching kitchen base cabinet is fitted with a roll top oak effect worktop and a single drainer stainless steel sink and mixer tap. There is space and plumbing for an automatic washing machine and a drier. Mounted on the wall is a high efficiency Vaillant mains gas boiler. A panelled door leads

to the understairs storage cupboard where the fibre, media and circuit breaker box is located and a ceiling mounted light for convenience.

First floor landing 19' 7" x 7' 6" (5.96m x 2.28m)

This is a generous and bright dual aspect landing with a white balustrade and oak handrails and post caps. To the front is a upvc double glazed sash window and to the rear a double casement. A hot water cupboard is built in and this is where the highly insulated Vaillant hot water cylinder is located with a linen shelf above. A further closet is built in for general storage. There are two pendant light points, power points and panelled doors to all rooms.

Family bathroom 10' 5" x 7' 7" (3.17m x 2.31m)

This is a very smart bathroom with walls tiled to chest height and a fully tiled shower with a glazed shower screen and door and a chromed built in thermostatic shower. The bath has a panelled side and a side mounted chromed shower/mixer tap, there is a wall mounted wash hand basin with a shaver/light above and a low level w.c. A chromed dual fuel towel rail is fitted and there is a tiled sill beneath an obscure upvc double glazed window. The floor is laid to tiling effect vinyl.

Bedroom 5/study 7' 11" x 7' 4" plus deep door recess (2.41m x 2.23m)



This rear facing room has an oak effect laminate floor, a single panel radiator, a upvc double casement window overlooking the garden, a pendant light point, ample power points and a TV point.

Bedroom 4 11' 3" x 10' 3" (3.43m x 3.12m)



A front facing room with a large upvc double glazed sash window, a TV/Media plate, ample power points and USB charging, a central pendant light point, a fitted oak effect laminate floor and a view to the attractive amenity green at the front of the house.

Bedroom 3 11' 7" x 10' 5" (3.53m x 3.17m)



A front facing double bedroom with a upvc double glazed sash window with a view to the amenity green, a TV/Media plate, ample power points, a telephone point and an oak effect laminate floor.

Second floor landing 19' 6" x 7' 7" (5.94m x 2.31m)



A spacious and bright double aspect landing with a upvc double glazed sash window to the front and a double casement window to the rear. There is space for extensive book shelving, a white balustrade with oak handrails and post caps, panelled doors to all rooms, two pendant light points and a ceiling access to the insulated roof void.

Bedroom 2 10' 4" x 12' 5" plus wardrobes (3.15m x 3.78m)



A front facing double bedroom with a upvc double glazed sash window and a view to the green at the front of the house. It has wardrobes fitted with hanging rails, shelving and sliding doors. A TV/Media point is fitted, ample power points, a telephone point and a pendant light point. A panelled door leads to the shower room.

Bedroom 2 ensuite shower room 10' 4" x 8' (3.15m x 2.44m) 'L' shaped



A big shower room with an obscure upvc double glazed rear window and a tiled sill and walls tiled to chest height and a fully tiled shower with a glazed screen and sliding door and a chromed built in thermostatic shower. A low level w.c. is fitted and a wall mounted wash hand basin with a shaver/light above. The floor is laid to vinyl, there is an extractor fan, a ceiling light fitting and a dual fuel chromed heated towel rail.

Bedroom 1 10' 4" x 8' plus wardrobe recess (3.15m x 2.44m)



This main bedroom is front facing with a upvc double glazed sash window and a view to the green. It has a built in wardrobe with sliding doors, hanging rails, shelving and drawers. A TV/Media plate is fitted, a telephone point, a central ceiling light point and a panelled door to the ensuite shower room

Bedroom 1 ensuite shower room 10' 5" x 6' 4" (3.17m x 1.93m) 'L' shaped



A smart shower room with an obscure upvc double glazed rear window with a tiled sill, walls tiled to chest height and a fully tiled shower with glazed shower screen and sliding door and a built in chromed thermostatic shower. The wash hand basin is wall mounted with a chromed mixer tap and a shaver/light above, there is a low level w.c., a fitted ceiling light, a chromed dual fuel heated towel rail and a vinyl floor.

Exterior

To the front of No.6 is a pedestrian path and a short path to the front door which is bounded to either side by a border.

The garden 40' 10" x 32' 3" (12.44m x 9.82m)



This is a generous garden with a very sunny aspect. It has a large paved patio with a timber pergola and there are paved pathways to the front at the western side of the house and across the rear to the path to the rear gate. A smaller paved oak framed patio is sited to catch the evening sun and there are part rendered walls and part close boarded fencing to the boundaries. On the eastern side of the house is a gravelled garden storage area (21'3 x 4'11/6.47m x 1.49m) which is ideal for a small shed or storage cabinets. An outside tap and light are provided. A gate leads out to the parking at the rear of the property.

Parking

Immediately outside the rear gate is one of the parking bays and the other is just opposite.

Garage 19' 10" x 10' 2" (6.04m x 3.1m)

This large single garage has a 7'2.133 wide doorway with a metal up and over door. It is set beneath a neighbouring coach house flat and it has power and light with its own circuit breaker box and a concrete floor.

Council tax band

Band F

Services

Mains gas, water, electricity and drainage.

Directions

When entering Chagford from the direction of the A382 at Chagford Cross you will come to the Primary School on your right and you must take the road opposite adjacent to the Fire Station. When you get to the amenity green, if you look to your left, you will see the pale green three storey home that is 6 Hames Way. If you would like to you can park by the green and walk to the steps that lead to the stepping stones that cross the stream to the path on the other side which leads to the front door of No.6. Or continue to the T junction and turn left and follow the road around to the left and take the first road on the left which leads to the rear of the houses on Hames Way. A member of Fowlers staff will direct you to the relevant parking space.

Maintenance charges

£264 per annum to cover communal areas and parking, payable to Blenheim's Estates and Asset Management.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Viewing by appointment only

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