

**fowlers**  
properties



**20 Tanners Lane**  
Chagford, Devon TQ13 8FR

**£299,950** Freehold



### The Property

20 Tanners Lane is a detached, freehold, part timber clad coach house apartment located above four garages, one of which it owns. The other three garages belong to neighbours. It enjoys excellent natural light and is spacious throughout with a big sitting room, a kitchen/dining room with smart fitted kitchen and integrated appliances, a bath/shower room and two good size double bedrooms. It has extensive solid oak flooring and fitted carpets in the two bedrooms and the property is fully double glazed and gas centrally heated. Fowlers very strongly recommend viewing this super home.

### Situation

Located in a quiet spot on the sought after Bellacouch Meadow development in the outskirts of Chagford. The bustling town square is less than a ten minute walk, where there is a wide range of day to day and specialist shops, cafes and four pubs. The Primary school, pre school and Montessori are just a few minutes walk away. Chagford has surgeries for doctor, dentist and vet, a library, busy village halls and a Parish church, Roman Catholic church and a chapel. The town is surrounded by countryside, riverside and moorland walks and the excellent sports facilities include a football and cricket pitch, a sports pavilion, tennis club, bowling club, skate 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.

### Council tax band

Band B

### Services

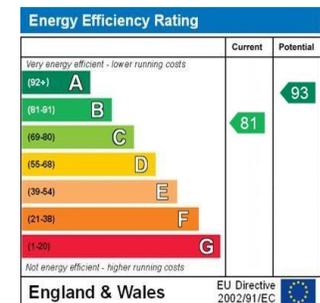
Mains gas, electricity, water and drainage.

### Directions

On foot from Fowlers front doors, turn right and walk down The Square, turning right through the Lychgate into the churchyard alongside the delicatessen. In the churchyard turn left and walk down the footpath until it exits at the end of Orchard Meadow. Walk straight down the lane in front of you and after about 50 metres you will find a pedestrian opening on the left. Walk through that broad alleyway and right in front of you you will see 20 Tanners Lane.

What three words: removes.loser.escape

- A spacious and bright freehold coach house
- One large single garage and one parking space
- Fully double glazed
- Presented in excellent decorative condition
- Entrance lobby and first floor landing
- Large sitting room
- Kitchen/dining room with all major appliances
- Two good size double bedrooms
- Bath/shower room
- Mains gas fired central heating



## Entrance

A upvc double glazed front door with an adjacent brass carriage lamp leads into the ground floor lobby.

## Ground floor

The entrance lobby has a single panel radiator, space for coats, a pendant light point and a painted staircase with fitted carpet treads and twin handrails leading to the first floor landing.

## First floor landing

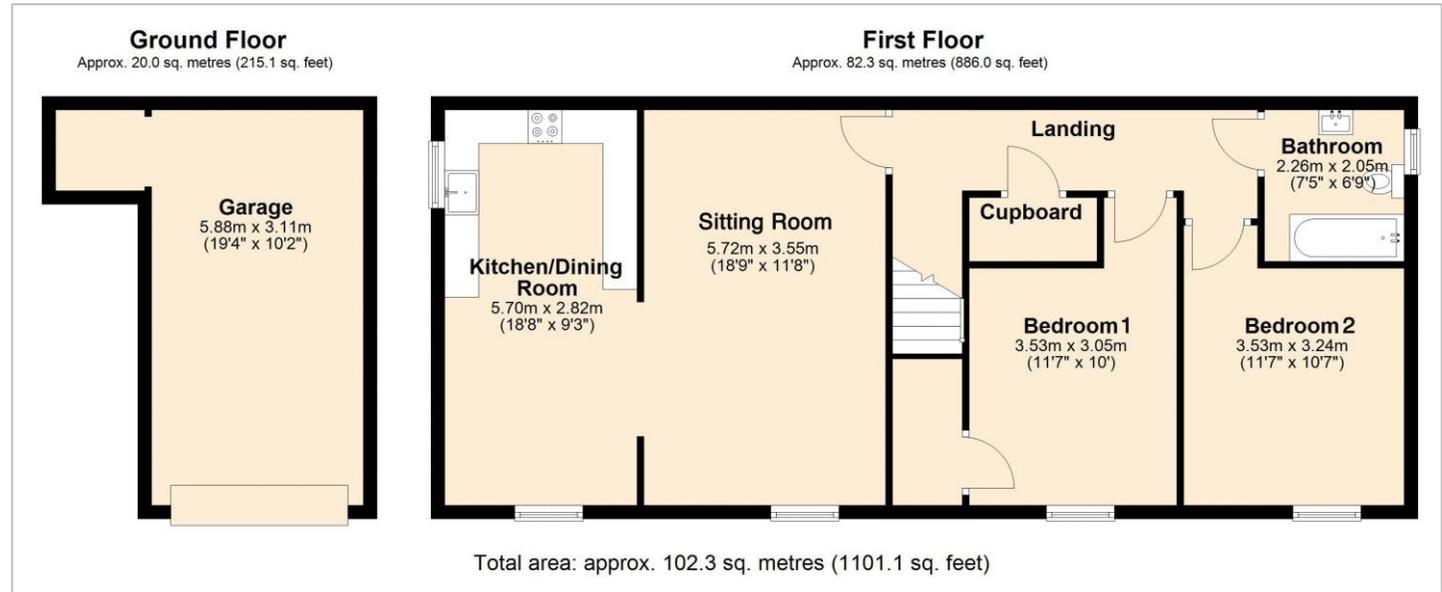
The landing is naturally lit by a velux double glazed skylight at the top of the stairs. There is a solid oak floor, two pendant light points, a double panel radiator, panelled doors to all rooms and to the large built in boiler and storage cupboard where the Vaillant gas central heating boiler is concealed and the fuse box.

## Sitting room

This is a big, bright room with a broad three casement upvc double glazed window, two double panel radiators, a solid oak floor and a wall mounted media panel. The room is big enough for two large sofas, a desk and shelved units, and it has a broad opening to the kitchen/dining room.

## Kitchen/dining room

This room has ample space for a six seater dining table and it is entirely oak floored with a pendant light point and a double panel radiator at the dining end where there is a broad three casement upvc double glazed window. In the kitchen there is a side facing twin casement upvc double glazed window just above and to one side of the 1½ bowl stainless steel sink and mixer tap. The kitchen cabinets are finished with cream doors and drawers and there are integrated appliances that include an AEG double oven and grill, a matching four burner hob with circulator hood and light above, an AEG dishwasher and Electrolux fridge/freezer and washing machine. The roll top work surfaces are wood effect and there are tiled splashbacks, worktop lighting and six LED ceiling recessed downlighters and an additional extractor fan.



## Bedroom 1

A front facing double bedroom with a broad triple casement upvc double glazed window, a double panel radiator and a walk-in closet with hanging rail and a plinth above the stairwell.

## Bedroom 2

A good double bedroom with a front facing upvc double glazed triple casement window, a pendant light point and a double panel radiator.

## Bathroom

A well fitted bathroom with an obscure glazed upvc double glazed side window, a 'P' shaped bath with a curved shower screen, ceiling height shower splashback tiling and built in thermostatic shower with sidewall mounted controls. There is a low level w.c., a wall mounted basin with mirror and shaver/light above, walls tiled to chest height, a wood effect vinyl floor and a wall mounted dual fuel chromed heated towel rail.

## Exterior

## Garage

A large garage with a concrete floor, meters for gas and electricity, a metal up and over door, power and light and an additional recess to one side at the rear of the space.



#### VIEWING BY APPOINTMENT ONLY

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