

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

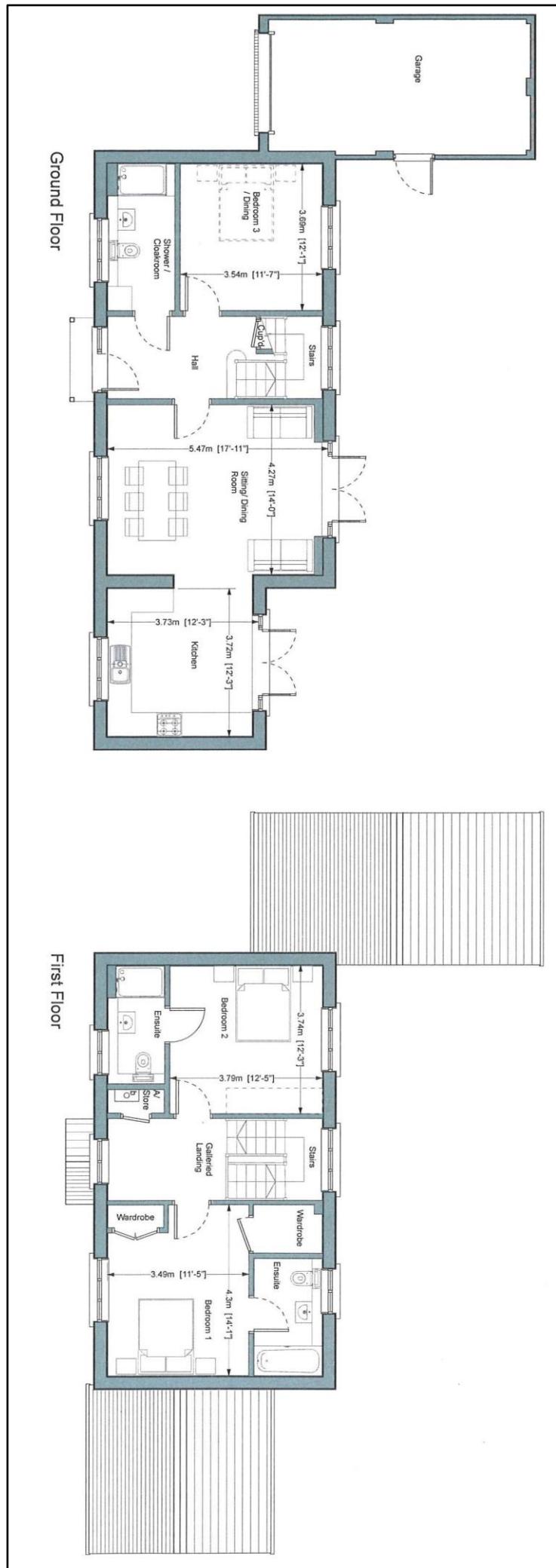
15 Hares Close, Chagford, Devon TQ13 8FG

Price : £675,000 Freehold



- A very smart highly efficient modern home with B rated EPC and PV panels •
- Detached with 2/3 bedrooms • South west facing rear garden and residents communal garden •
- Entrance hall with shower room/w.c. • Living room and sun room •
- Smart kitchen /breakfast room • Ground floor double bedroom or study •
- Two ensuite first floor double bedrooms • Large single garage •
- Set in a popular age exclusive development •





The Property

Built about 5 years ago, this highly energy efficient home has a B rated EPC and PV panels for electricity generation. It faces south west at the rear with a lovely sunny garden and access to the charming managed communal garden that is part of this age exclusive development. No 15 has a living room that connects to a sun room and a dual aspect kitchen/breakfast room, a large shower room/w.c. with a laundry space and a ground floor double bedroom or study. Upstairs there is a bright landing and two good double bedrooms each of which has an ensuite shower room. On the ground floor the house has underfloor heating and there are radiators upstairs with a mains gas fired combi boiler. Outside there is a small part brick paved garden with flower borders, a brick paved driveway to a large single garage with an electric door and a south west facing garden with a paved patio, a grassed area and a view up to Meldon Hill. Hares Close is a development for over 55s and has an Estate Manager who maintains the communal garden area and estate herbaceous borders. Fowlers very strongly recommend viewing this lovely freehold home.

Situation

Located in a quiet private residential close near to countryside walks and the bustling town square. Chagford offers a wide variety of day to day and specialist shops, pubs, cafes and restaurants. The town has surgeries for doctor, dentist and vet, a Parish church, Roman Catholic church and a chapel. Chagford is surrounded by countryside, riverside and moorland walks and there is a football and cricket pitch, a pavilion, tennis club, bowling club and an open air swimming pool in the summertime. The A30 dual carriageway is approximately and Exeter is about 20 miles.

Accommodation

Porch

Supported on two oak columns above the brick paved entrance and with a zinc clad roof, an exterior light point and a multi locking oak front door with a double glazed central panel and etched glass side panels allowing both natural light and privacy.

Entrance hall 6' 8" x 12' 4" plus stairwell (2.03m x 3.76m)

A bright hallway with an oak floor with underfloor heating and an individual thermostat, three oak veneer doors with marquetry inserts, ceiling coving, a large cupboard which goes right back under the stairs and conceals the circuit breakers and smart meter, a big

south west facing upvc double glazed stairwell window with a white sill and a glazed door to the living room.

Shower room/w.c. 12' x 4' 6" (3.65m x 1.37m)

This room has a fully tiled shower with a glazed shower screen and door and a built in wall mounted thermostatic shower, a tiled splashback with a wall mounted basin with mixer tap, a low level w.c. with a concealed push button cistern, a tiled window sill beneath the obscure glazed upvc double glazed window, space for a washing machine and stacked drier, a shaver point, an extractor fan and four LED downlighters. There is also space for coats and the floor is ceramic tiled with underfloor heating.

Bedroom 3/study 12' x 11' 7" (3.65m x 3.53m)

A broad upvc double glazed window looks out to the rear garden and has an oak sill. The floor has underfloor heating and the room has an individual thermostat and there are two ceiling light points.

Living room 17' 4" x 14' 1" (5.28m x 4.29m)



A bright double aspect room with broad upvc double glazed windows and an oak sill at the front and a pair of matching double glazed double doors and glazed side panels at the rear to the sun room. There are two ceiling light points, coving, TV and satellite, under floor heating and an individual thermostat and an opening to the kitchen/breakfast room.

Sun room 10' 11" x 9' 9" (3.32m x 2.97m)

This is an addition to the original house and has UV reflective ceiling glass and double glazed side panels set on block built walls. There is a vinyl floor and eight power points, a pair of matching upvc double doors to one side that lead to a brick paved path to the garden and grassed area and a single upvc door to the patio. There is one wall light point.

Kitchen/breakfast room 12' 3" x 12' 3" (3.73m x 3.73m)

A bright double aspect kitchen with upvc double glazed windows to the front with an oak sill, a pair of upvc double doors with side panels to the exterior and an oak floor with underfloor heating. There is space for a breakfast table and chairs. The kitchen is fitted with a smart range of cream base and wall cabinets and a dresser unit. There are tiled splashbacks and granite trims to complement the granite worktops which have lighting above. In the corner base cupboards are a pair of concealed carousel shelves and built into the kitchen is a fridge/freezer, a dishwasher, an eye level Neff fan oven and microwave and a glass halogen hob with a CDA extractor hood and light above. The stainless steel one and a half bowl is set into the granite tops and there is a chromed mixer tap. There are ten LED downlighters.

First floor landing 9' 8" x 6' 10" plus stairwell (2.94m x 2.08m)

The stairwell is very bright having the large window set into the back wall and a upvc double glazed front window, the ceiling is coved, the balusters and balustrade are white painted with oak handrails, there is a ceiling light point, a hard wired smoke alarm, oak veneer doors to all rooms and also to the boiler cupboard which has an Ideal gas fired combi boiler, the central heating controls and some corner shelving. A single panel radiator is wall mounted.

Bedroom 1 14' 1" x 11' 4" (4.29m x 3.45m)

A broad upvc double glazed window looks out to the front of the house and has a painted sill, there is a double panel radiator and an individual room thermostat. The ceiling is coved, there is a central ceiling light point, a TV point and oak veneer doors to the double wardrobe which has a hanging rail and top shelf, the walk-in closet (5'5" x 4'1"/1.65m x 1.24m) with shelving and hanging rails and the ensuite shower room.

Ensuite 1 9' 5" x 5' 6" (2.87m x 1.68m)

A smart room with a large fully tiled shower with a glazed shower screen and sliding door and a fitted thermostatic shower. A low level w.c. with a concealed push button cistern is fitted, a wall mounted basin, a tiled splashback wall and plinth, a shaver point and power for a wall mounted toiletry cabinet. There are three LED downlighters and upvc double glazed obscure glazed windows.

Bedroom 2 12' 5" x 12' 1" (3.78m x 3.68m)



A bright double room with broad upvc double glazed windows looking to the rear, a coved ceiling, a double panel radiator with an individual room thermostat and an oak veneer door to the ensuite shower room.

Ensuite 2 9' 3" x 3' 9" (2.82m x 1.14m)

A large fully tiled shower with a glazed screen and door and a built in thermostatic shower with a rain shower head and wand, a wall mounted basin with mixer tap, a shaver point, a tiled splashback wall and sill beneath the upvc double glazed obscure glazed window, a low level w.c. with a concealed push button cistern, a chromed electric towel rail, an extractor fan and three LED downlighters.

Exterior

Front

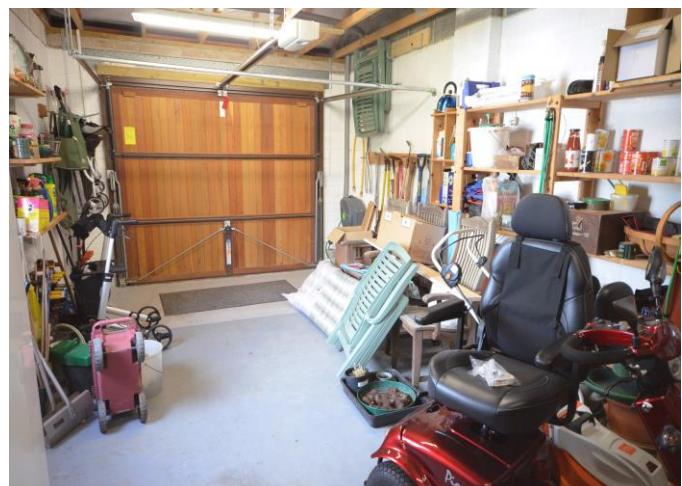
A metal estate style fence marks the front boundary and there are flower borders and a paved brick path which leads across the front of the house to the driveway and garage.

Rear garden 48' 7" x 17' 5" plus garage (14.80m x 5.30m)



A sunny south west facing garden with brick paved paths to the garage and a patio outside the kitchen doors, a lawned area, a path to the rear and side of the garage to the front of the house, estate style metal fencing, an exterior tap and a upvc personnel door to the garage. A gated personal access leads out to the charming communal garden.

Garage 21' 5" x 11' 4" (6.52m x 3.45m)



A spacious garage with a steel framed, wood clad door with an electric opener, power and light, an internal tap, a concrete floor and a side access.

Council tax band

Band F

Services

Mains gas, water, electricity and drainage.

Hares Close



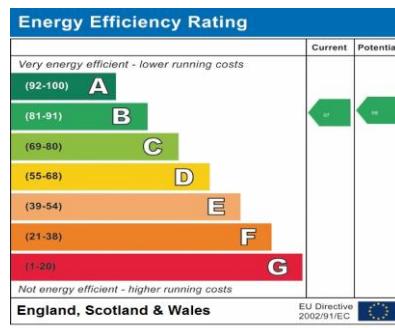
Hares Close was built by Blue Cedar Homes which specialise in Age Exclusive developments for the over 55s. There is an estate manager who tends to the charming communal garden and various borders and who does various bits of general on site maintenance. He will clear gutters, cut grass if arranged and water garden plants if you are away, for instance. There is a maintenance charge which includes this as well as window cleaning four times a year and periodic exterior painting.

Maintenance charge

Currently £530 per quarter

Directions

When driving up to Chagford from the A382 you will come to the new Primary school just after the town boundary sign and opposite the school is the entrance into Bellacouch Meadow. Take this road and just after the first right hand bend there is a right hand turn into Hares Close. Drive through the granite gate posts and No.15 is the first house on the left.



Viewing by appointment only

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