



# Flat 5, Meldon Hall

Chagford TQ13 8EJ

RENDELLS

# Flat 5, Meldon Hall

Chagford TQ13 8EJ

Asking Price £219,000

**A well presented top floor two bedroom apartment in this attractive Victorian building just outside of Chagford. Benefiting from some superb Dartmoor and rural views it also has allocated parking and use of the communal gardens. Offered with no upward chain.**

## Situation:

The picturesque old market town of Chagford lies deep in the Dartmoor National Park and is a superb location from which to access the open spaces of the high moor as well as the wooded, pastoral landscape of the nearby Teign Valley. With a thriving community, it has a comprehensive range of shops and other facilities including a number of inns, a primary school, medical, dental and veterinary facilities, and churches. Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access to the motorway and rail networks as well as the cathedral city of Exeter where all major facilities can be found. There are good public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls and an open air swimming pool.

## Description

Meldon Hall is a substantial Victorian house in an elevated position on the slopes of Meldon Hill on the outskirts of Chagford approximately half a mile from the Square along a quiet lane. Number 5 is on the top (second) floor of the house and the Living Room and Kitchen have a superb rural westerly outlook across the neighbouring fields and the valley of the River Teign to the high moor.

Well lit and well presented the property is a very pleasant pied-a-terre for enjoying the Dartmoor countryside with all the facilities of the town close at hand, yet the peace and quiet of the country all around.

## Accommodation:

The property is accessed via a heated and well presented communal hallway with stairs rising to the second floor. The front door of the apartment opens straight into an open plan and well lit Living Room offering some superb far reaching rural views and benefiting from deep cushioned window seats, a mock fireplace with slate hearth and power point, and a concealed wall mounted TV behind the fireplace picture. This opens into the Kitchen with hand built oak units and work surface, tiled splashbacks, induction hob with fan hood, integrated oven and microwave, dishwasher and fridge.

From the Living Room a small inner hall leads to the two bedrooms and a modern shower room with large walk in corner shower, heated towel rail, wash basin with lit mirror over and a low level wc with concealed cistern and cupboard.

The main bedroom is a generous size with double glazed windows overlooking the communal gardens whilst the second bedroom benefits from deep built in wardrobes with space for the washing machine and dryer and also overlooks the front gardens.

## Outside:

Meldon Hall is set in lovely mature landscaped gardens that are well maintained and very quiet. With mature trees and open lawned areas they are ideal for enjoying the extensive views of the countryside around with the high moor in the distance. Off road parking is provided in an area separated from the public road by a heavy wrought iron gate.





**Services:**

Mains Electricity, Private Water from borehole, Private Drainage to septic tank, Electric heating.

**Local and Planning Authority:**

West Devon Borough Council, Kilworthy Park, Tavistock PL19 0BZ      Tel: 01822 813600

**Council Tax:** Band B (£1,805.71 for 2023/24)

**Energy Performance Certificate:** D57 with potential for B81.

**Tenure:**

The property is Leasehold with vacant possession. A 999 year lease was granted in 1985.

Service Charge is £390 per quarter. We understand that the maintenance charges cover required maintenance of the water supply, drainage, building insurance, garden maintenance and maintenance of the main fabric of the building including hall and stairways and external decoration.

Ground Rent is Peppercorn.

The freehold of Meldon Hall is held by a management company, the directors of which are the leaseholders of the properties into which it is divided. Any purchaser will need to supply two references (one personal, one financial) to the management company.

**Restrictions:**

The Leaseholder is not allowed to let out the flat as a holiday let or on an Assured Shorthold Tenancy under the terms of the lease. Consent to have pets is required but we believe consent has not been refused to date.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

**Directions:** From the top of the main square in Chagford take the left hand turn into High Street passing the church and The Globe Inn. Follow the road round to the right into New Street and follow this road out of town. Keep on up the hill and after an S-bend, Meldon Hall will be found on the right hand side.

**What3Words:** flop.vines.toothpick

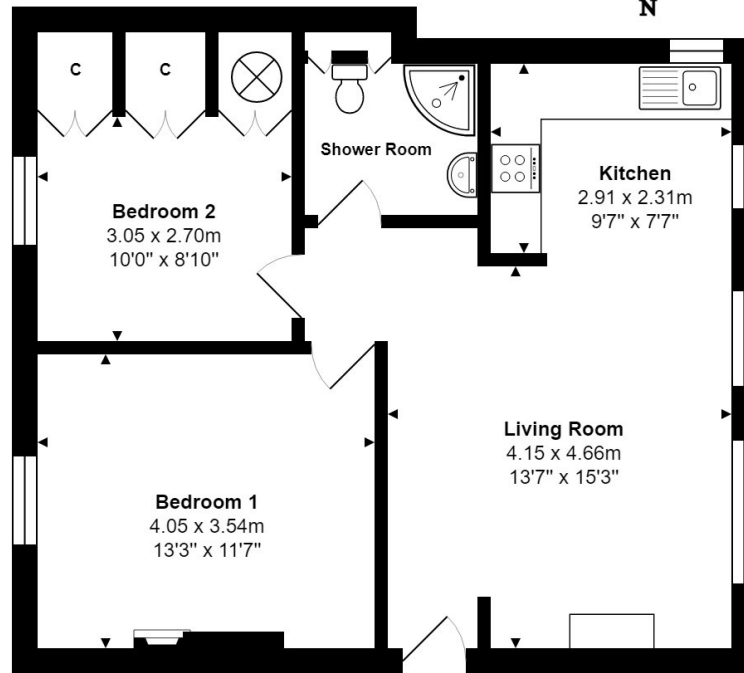


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





5 Meldon Hall, Chagford TQ13



Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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