



**7 New Street**

**Chagford, Devon TQ13 8BB**

**RENDELLS**

# 7 New Street,

Chagford, Devon TQ13 8BB

Asking Price £230,000

A Grade II listed terraced cottage of character located within a short walk of the town centre. Requiring modernisation throughout it offers Two Bedrooms, Bathroom, Living Room, Kitchen and Store (with potential to extend the Kitchen subject to any necessary consents). Shared Entrance Passage and Rear Courtyard. Offered with no upward chain.

## Situation

The property is situated close to the centre of the picturesque old market town of Chagford, 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, 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, tennis and a seasonal open-air swimming pool as well as a golf course nearby at Bovey Castle.

## Description

The Grade II listed cottage was originally one house with No 9 and is believed to date back to the mid 17th century. It is thought to be of stone construction under a slate roof and it is unknown when it was split into two. It has been rented for a number of years and now requires modernization to create a wonderful home of character. It is single glazed throughout .

## Accommodation

The door from the roadside opens into the shared Access Passage with character oak plank and muntin screens. The passage is owned by No 7 but also provides access to No 9. The front door opens into a low ceilinged Living Room with character timber beam and woodburner set in a granite fireplace with a window seat below the front facing window. Stairs lead up to the first floor with storage under.

The Kitchen offers little in the way of built in units but has a door through to a good sized rear storage area that could be incorporated within a new Kitchen Diner (subject to any necessary consents). A door from the kitchen leads out into the Rear Courtyard.

From the Living Room the stairs rise to a first floor landing providing access to the two bedrooms (double and single) both offering surprisingly high ceilings and exposed painted beams and with windows overlooking the front. The rear Bathroom also offers painted beams and a rear window.

## Outside

The property benefits from a Rear Courtyard accessed from the Entrance Passage and Kitchen. It is owned by No 7 but No 9 has a right of way over it to access their store cupboards.



**Services:**

Mains electric, water and drainage. Heating is via the Woodburner and an Electric Heater whilst hot water comes from an immersion tank off the main bedroom.

A search of Ofcom.org.uk suggests that Superfast Broadband up to 80mbps could be possible whilst there is apparently also good mobile coverage but we would recommend checking this

**Local and Planning Authority:**

West Devon Borough Council, Kilworthy Park, Tavistock PL19 1SF  
Dartmoor National Park Authority, Bovey Tracey TQ13 9JQ

**Council Tax:** Band C (West Devon) - currently £2,063.67 for 2023/4

**Energy Performance Certificate:** F22 with potential for C78 (see chart below)

**Tenure:**

The property is freehold with vacant possession.

**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:**

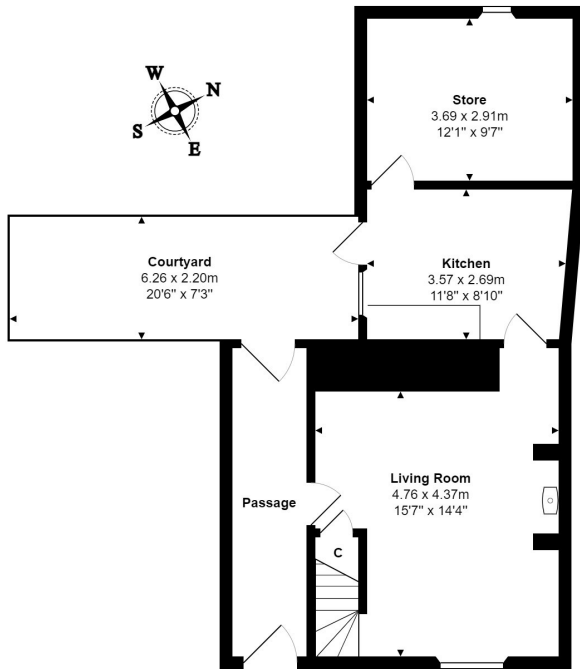
From our offices head up to the main square and turn left into High Street. Just past The Globe Inn follow the road round to the right into New Street and No 7 will be found on the right hand side accessed via a Grey door into the Shared Entrance Passage. It is best to park elsewhere and walk to the property.

**What3Words location:** expose.depending.quilting

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

What three words:



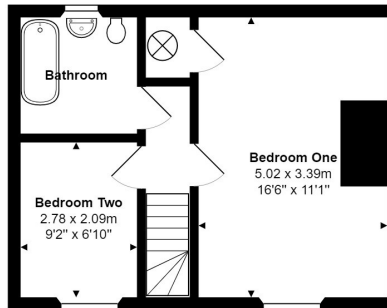


**Ground Floor**  
Area: 53.9 m<sup>2</sup> ... 580 ft<sup>2</sup>

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Total Area: 87.1 m<sup>2</sup> ... 937 ft<sup>2</sup> (excluding courtyard)

All measurements are approximate and for display purposes only



**First Floor**  
Area: 33.1 m<sup>2</sup> ... 357 ft<sup>2</sup>



**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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