



# Cedar Cottage

8 Moor Park, Chagford TQ13 8BY

RENDELLS



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Asking Price £294,000

**A modern terraced two bedroom cottage with a semi open plan ground floor layout. Benefiting from a rear porch, its own courtyard garden and allocated parking. 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

Cedar Cottage is a well presented and comfortable mid terrace cottage within easy reach of the town centre. It used to form part of the Moor Park Hotel stables until its redevelopment in 1985. The interior is bright and well lit with a semi open plan layout to the ground floor and has an added rear porch. There is mains gas central heating and double glazing to all windows. Both bedrooms are a good size and offer some partial views. It is well suited to all types of buyers given its excellent location and is offered with no upward chain.

## Accommodation:

The front door opens into a small hall with stairs rising to the first floor. A door leads through into the bright Living Room with a feature fireplace and electric fire and some partial rural views to the front. This is open plan to the Dining Area and the semi open plan Kitchen with a gas hob, electric oven and grill, and integrated appliances including a dishwasher, fridge, and freezer. Space for a washing machine. There is a small porch to the rear which leads into the garden.

To the first floor are two double bedrooms with the master overlooking the front with some partial rural views and runs the full width of the house. The second double overlooks the rear parking area with partial rural glimpses beyond. There is also a modern bathroom suite.

## Outside:

Directly to the rear is a paved garden bounded by stone walls and some raised flower beds. It is a fairly low maintenance area perfect for sitting out during the warmer months.

A gate from the garden leads out to the communal gravelled parking area. There is an allocated parking space located close the property itself.

The parking area is maintained by the Moor Park Residents Association. Each property owns a share in the Residents Association and there is an annual charge of £80 for maintenance and insurance.









**Services:**

Mains gas, electric, water and drainage. Mains gas central heating.  
Superfast broadband available up to 80mbps (Source Ofcom)

**Planning Authority:**

Dartmoor National Park, Parke House, Bovey Tracey—01626 832093

**Council Tax:**

Band C (£2,166.37 for 2024/25). West Devon Borough Council.

**Energy Performance Certificate:**

Rated C74 with potential for B87

**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.

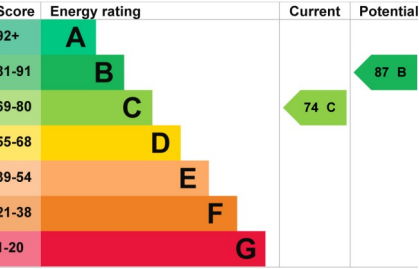
**Viewings**

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

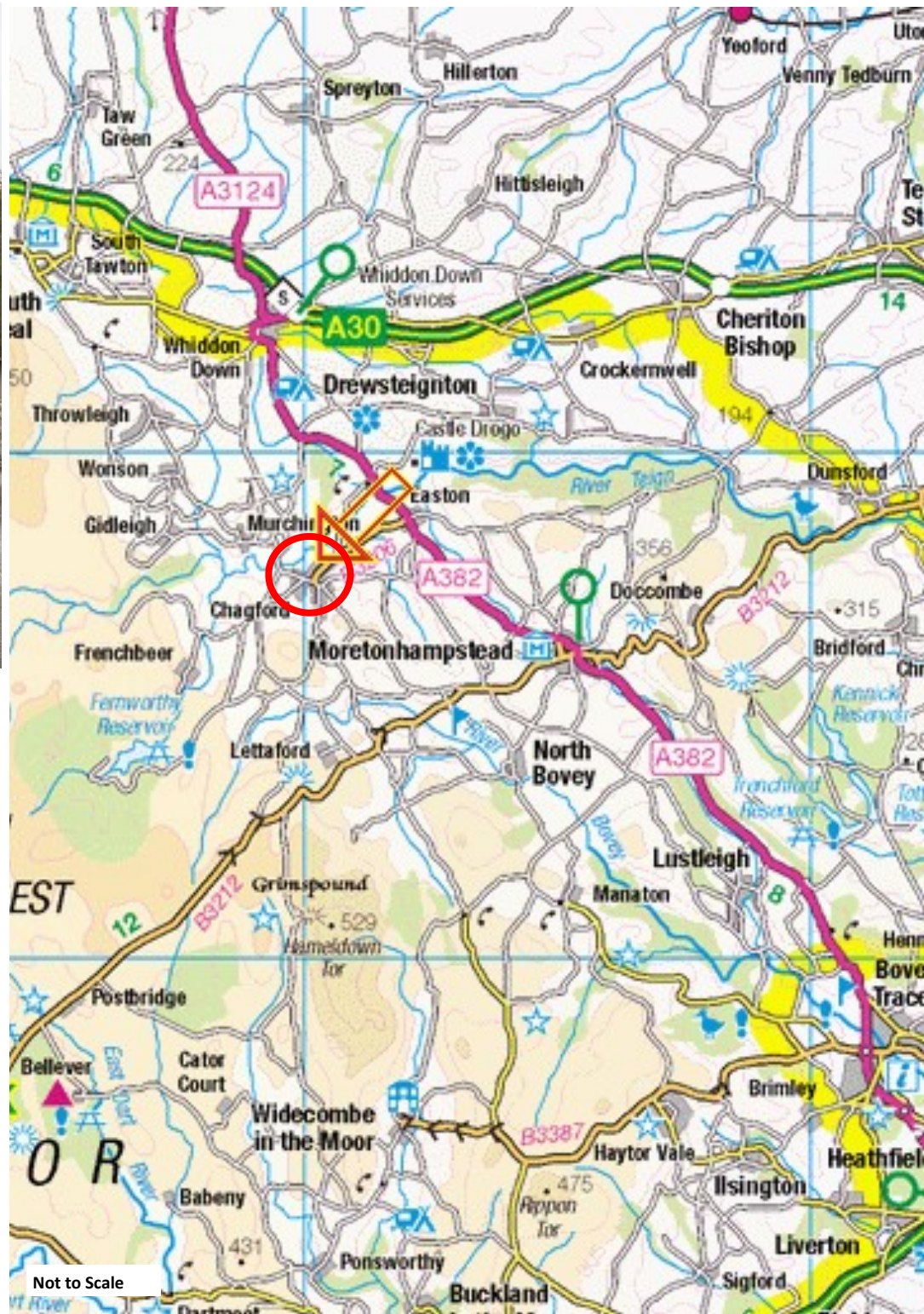
**Directions:**

From our offices turn left into Lower Street and follow the road for approximately 150 metres. The property will be found on the left hand side. For the parking, continue to the end of the terrace and turn left and left again into the communal gravelled parking area.

**What3Words location:** ///whirlwind.aware.home







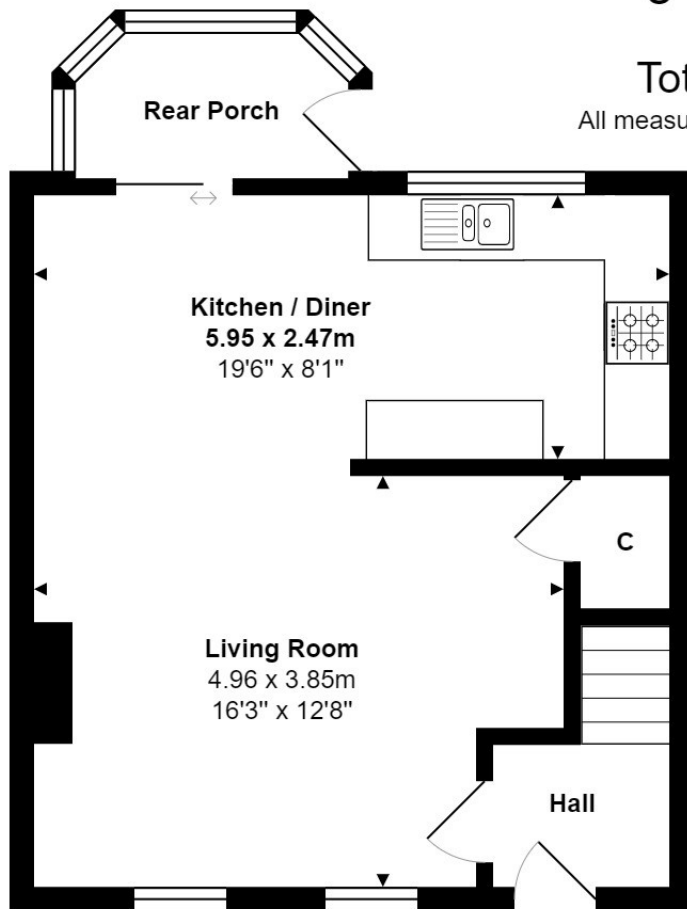


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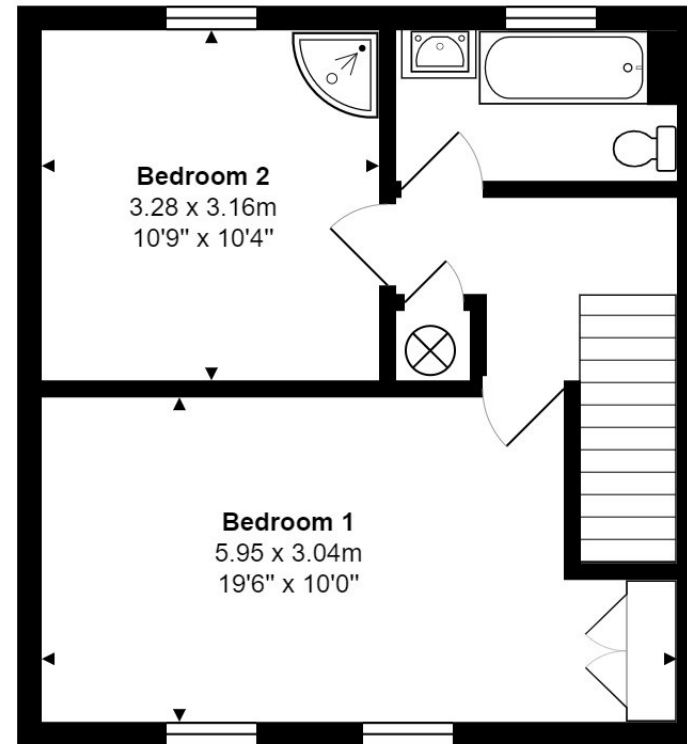
Total Area: 80.8 m<sup>2</sup> ... 869 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Ground Floor

Area: 42.2 m<sup>2</sup> ... 454 ft<sup>2</sup>



## First Floor

Area: 38.6 m<sup>2</sup> ... 415 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.