



57 New Street

Chagford, Newton Abbot TQ13 8BB

RENDELLS

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Asking Price £210,000

An end of terrace two bedroom house on this popular road in the sought after market town of Chagford. Requiring some internal redecoration and updating it offers some excellent rural views to the rear and has a small garden/patio area. A three year Devon rule applies. Offered with no upward chain.

Situation:

The house is located with a relatively level walk of the centre of Chagford which has the unique mix of a vibrant modern community, set to the backdrop of a quaint rural village within one of the UK's most celebrated National Parks. There are all the amenities one needs, including medical, dental and veterinary facilities, a school, an array of thriving independent shops, eateries, and businesses, as well as clubs for cricket, football, tennis and bowls, nearby golf course, seasonal outdoor pool, and numerous societies, clubs and a full annual calendar of events.

Set within Dartmoor National Park, it is only a ten-minute drive to the A30 approx 5 miles away, with easy access to the motorway, rail networks and the cathedral city of Exeter, where all major shops and facilities can be found.

Description

No 57 comprises a period end terrace house of cavity construction under a pitched roof. Although the exact built date is unknown it is suspected of being built between 1900 and 1929. It is fully double glazed and benefits from mains gas central heating. Internally it would benefit from some redecoration and updating but offers scope for either a local first time buyer to get on the property ladder or for anyone else looking for a local cottage.

A Section 157 notice applies which means that any owner/occupant must have lived or worked within Devon for the last 3 years.

Accommodation:

The front door pens into a Hallway with laminate flooring, stairs to the first floor and access to the ground floor Bathroom comprising a modern white suite of bath with shower, wash basin and WC. From the hall a door opens into the small Living Room with laminate flooring, chimney breast (sealed) and store cupboard. The kitchen is located off this with some good views to the rear and housing the gas fired boiler.

To the first floor is the landing with loft access and two double bedrooms with the rear bedroom offering excellent far reaching rural views.

Outside:

A side gate offers access to a passage leading down to a small outside terrace, providing an ideal seating area with some raised beds.

There may be a historic right of way down the side passage although it appears not to have been used for some time.





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

Planning Authority:
Dartmoor National Park, Parke, Bovey Tracey TQ13 9JQ - Tel 01626 832093

Council Tax: Band B (West Devon Borough Council) - £1,895.59 for 2024/2025

Energy Performance Certificate: D62 with potential for C75—see 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 turn right and continue up into the main square. Turn left into High Street passing the churchyard on your left and follow the road to the right into New Street. Continue along this road and No 57 will be found on the right hand side towards the end.

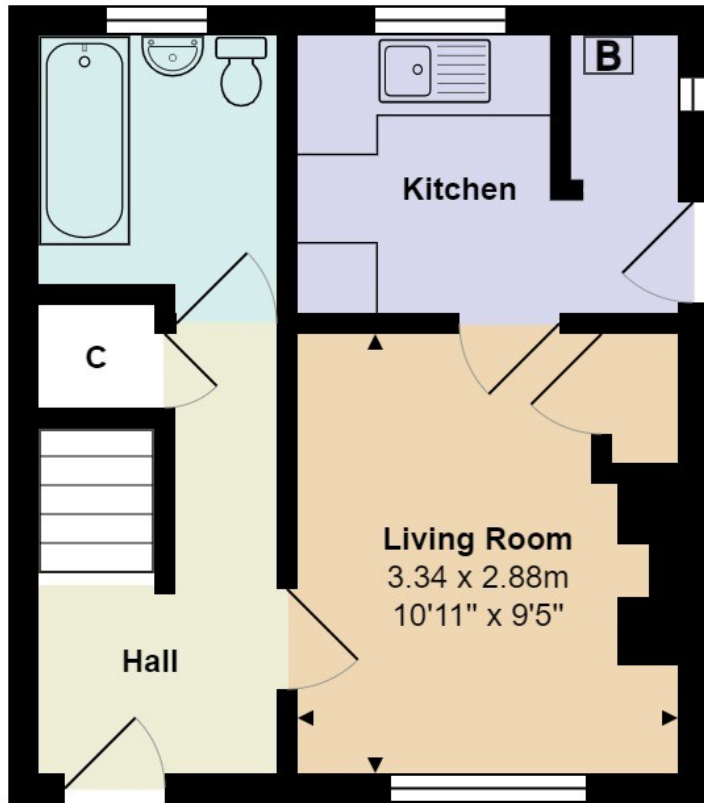
What3Words location: pads.poetic.wobbling

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



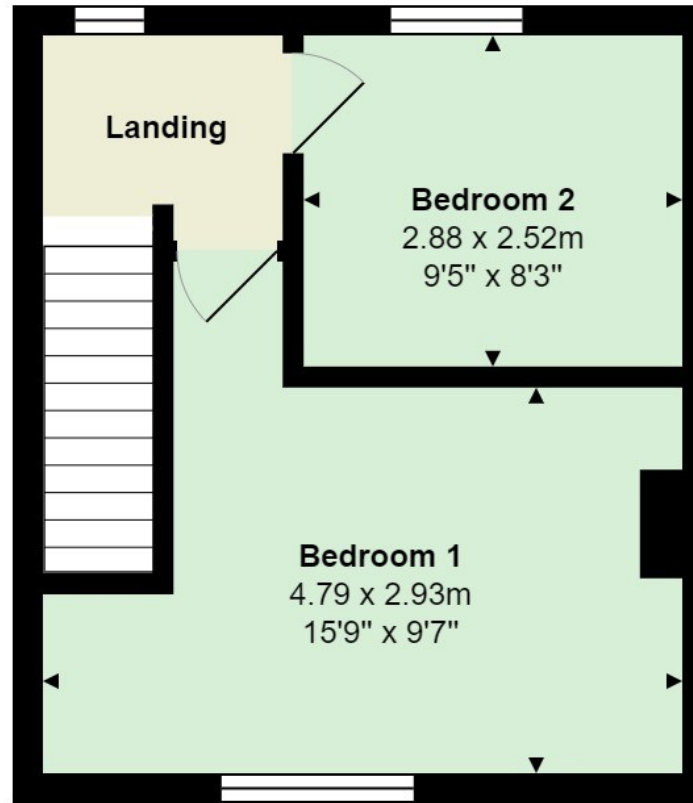


Total Area: 54.5 m² ... 587 ft²



Ground Floor

Area: 27.3 m² ... 293 ft²



First Floor

Area: 27.3 m² ... 293 ft²



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.

All measurements are approximate and for display purposes only