

Established



1816



4 The Acre, Chagford, Newton Abbot, TQ13 8BQ

Guide Price £575,000

A light and spacious detached 4 bedroom home in need of some modernising, quietly set yet within a level walk to the town centre with double garage, off road parking and attractively laid out gardens.

DRC00539

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## Situation

Situated a two minute level walk from the town square and yet in a quiet location 4 The Acre represents a great opportunity to purchase a spacious house that would benefit from some updating.

On entering the property there is a light and welcoming hallway where a door leads to a large lounge dining room with an imposing granite fire surround with gas fire inside that provides the main focal point of the room. The room is also triple aspect with a bay window looking into the garden and the south elevation and on the other side looking onto the pleasant patio seating area. Also downstairs is a kitchen again a very light room and spacious enough for a breakfast table. From here there is a back door leading to the garden and also the attached double garage with up and over doors also a vaulted roof above providing excellent storage options. There is potential to create a utility area as there is power, light and plumbing. The gas boiler is also located in the garage. Accessed from the entrance hall there is a large cloakroom with a WC.

On the first floor are four bedrooms all with built in wardrobes. Two of the bedrooms have a south facing aspect with far reaching views towards Meldon Hill. There is also a large family bathroom with a bath, WC, wash hand basin, separate shower cubical and airing cupboard housing the hot water cylinder.

Outside there is a garden circling the house with mature shrubs and plants with a private lawn area shielded from the road with a mature hedge, a pleasant patio with space for table and chairs perfect for an al fresco breakfast. To the side of the driveway there is a raised area with two greenhouses. The driveway provides ample parking for two cars and could potentially be made larger to accommodate more although there is the double garage as well.

## Chagford

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, 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.

## Council Tax Band - F

**Utilities** - Mains water, electric, telephone and broadband

**Drainage** - Mains drainage

**Heating** - Gas fired central heating

**Listed** - No

**Tenure** - Freehold

**Internet Speed** - Max speed 67Mb (source Uswitch.com)

## EPC Rating - C

## Viewing

By telephone appointment through Rendells Estate Agents Tel: 01647 432277

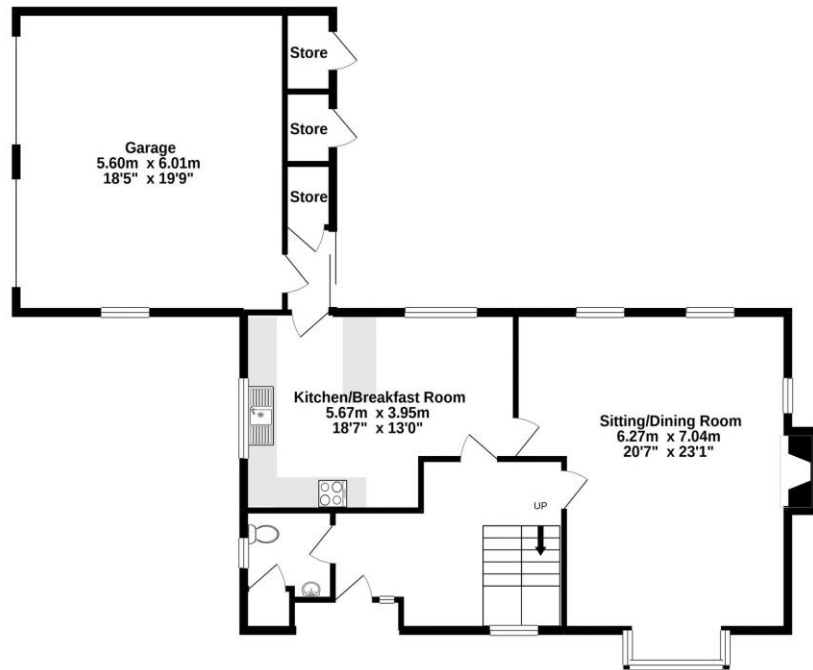
## Directions

From our offices in Southcombe Street proceed up the hill towards the town square. On entering the square turn left passing the Ring of Bells pub on your right and further down the Church on your left, keep on this road as it bends round to the right just past the Globe Inn. The Acre is the second turning on the right and number four is on your right as you enter.

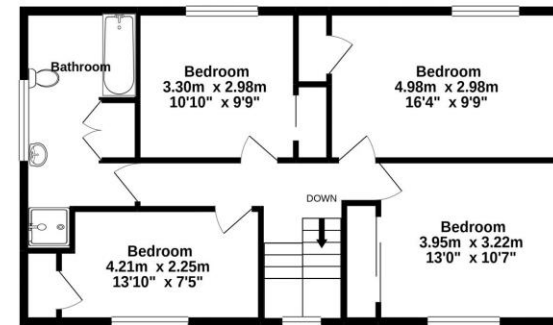




**Ground Floor**  
113.0 sq.m. (1217 sq.ft.) approx.



**1st Floor**  
70.4 sq.m. (758 sq.ft.) approx.



**TOTAL FLOOR AREA : 183.4 sq.m. (1974 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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