



Apartment 3 Meldon Hall | Chagford | Devon
TQ13 8EJ

**STUART
OLIVER**
RESIDENTIAL

Property Location

TQ13 8EJ

A fabulous first floor apartment offering three double bedrooms, a bathroom, a separate shower room, spacious reception room with far reaching views, separate study area and a spacious kitchen/diner. Meldon Hall is an impressive building on the outskirts of Chagford and enjoys wonderful well maintained communal gardens and fabulous views. The apartment also benefits from a single garage and all the windows in the apartment have been replaced recently with upvc double glazing.

- **Fabulous imposing building**
- **Beautiful far reaching views**
- **First floor**
- **Large entrance hall**
- **Three double bedrooms**
- **Bathroom and separate shower room**
- **Spacious kitchen/diner**
- **Main reception room**
- **Separate study area**
- **Lovely communal gardens**
- **Single garage**

Situation

The property is located in an elevated position on the outskirts of Chagford and offers stunning views of the Dartmoor countryside. Chagford is located approximately three quarters of a mile away and offers a great variety of independent traders, shops, pubs and a café. Chagford also offers a variety of sporting activities including a tennis club, football and cricket pitch as well as an open-air swimming pool available during the summer months. Chagford is set within the Dartmoor Park and offer fabulous walks on the moors and more locally the riverside walks and the commons set below Meldon Hill. Exeter is approximately 20 miles away and the A30 dual carriageway is only 5 miles giving access to the M5 motorway network.





Upon arrival you are greeted by a gated entrance leading to the parking area and the single garage. As you walk up the steps to Meldon Hall you begin to feel the splendour of this imposing building whilst walking through the lovely communal gardens either side. The impressive entrance leads into the communal hallway with stairs rising to the first floor.

Once inside the apartment you feel the sense of space. The entrance hall is a great size with doors to all rooms. The main reception room is to the rear and is split into two areas one being the main reception room space with a dual aspect over the communal gardens and further towards the surrounding countryside and Dartmoor. The reception room has a feature fireplace and an opening into the dining/study area which has a window to the front. The kitchen/dining room is an impressive size with a good range of base and eye level units with ample work surface. There is space for an electric cooker, upright fridge/freezer, space and plumbing for a washing machine and a large window to the front with views over the communal gardens. The three bedrooms are all double rooms with built in storage cupboards in each room. The main spacious bathroom can be accessed via the entrance hall or directly from the main bedroom. All the bedrooms have lovely views over the communal gardens and further towards the neighbouring countryside and Dartmoor. The apartment has the added benefit of an additional shower room.

Outside there are well maintained communal gardens to three sides which offers different seating areas to enjoy the sun wherever it shines! there are also some fantastic vantage points to enjoy the fabulous views over the Dartmoor countryside. The apartment has the benefit of a private single garage within the grounds.

Additional information –

1. No business is permitted at the Hall
2. Although the flats are leasehold, the freehold is owned by the company, which is in turn owned by the directors equally
3. The Directors/shareholders meetings are held at least annually.

The property has a one sixth share of the freehold and the management charge is currently £2,560 per annum.







Approx Gross Internal Area
120 sq m / 1292 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floorplan

Council Tax Band: Band D
Tenure: Leasehold

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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