



Apartment 5 Meldon Hall

Chagford | Devon | TQ13 8EJ

**STUART
OLIVER**
RESIDENTIAL

Property Location

TQ13 8EJ

A fabulous second floor apartment offering two bedrooms, spacious reception room with window seats, stunning views and a spacious kitchen area. The apartment also has a modern spacious shower room. Meldon Hall is an impressive building on the outskirts of Chagford and has wonderful well maintained gardens.

- **Fabulous, imposing building**
- **Elevated position on the outskirts of Chagford**
- **Walking distance to Dartmoor`s open spaces**
- **Two bedrooms**
- **Modern spacious shower room**
- **Impressive reception room with rural views**
- **Modern well equipped kitchen area**
- **Lovely aspect from all windows**
- **Well maintained communal garden**
- **No onward chain**

TENURE

The property is Share of Freehold. A 999 year lease was granted in 1985. Service Charge is £390 per quarter. We understand that the maintenance charges cover required maintenance of the water supply, drainage, buildings insurance, garden maintenance and maintenance of the main fabric of the building including hall and stairways.

The freehold of Meldon Hall is held by a management company, the directors of which are the lease holders of the properties into which it is divided. Any purchaser will need to supply two references (one personal and one financial) to the management company.

RESTRICTIONS

The property owner is not allowed to let out the flat as a holiday let or on an Assured Shorthold Tenancy under the terms of the lease.





Upon arrival at Meldon Hall you are greeted by a gated entrance leading to the parking area. From the parking area steps rise up to this impressive building surrounded by generous and well maintained communal gardens which are well stocked with trees, shrubs and pretty flower beds. The gardens to the rear enjoy far reaching views over the neighbouring countryside. Once inside the impressive entrance you are greeted by a spacious communal entrance hall with all the meter cupboards and a staircase rising to all levels. Between the first and second floor there is a mezzanine landing where the entrance to flat 5 is. The apartments front door opens directly into the spacious reception room with two large windows with deep window seats which enjoy the views to the rear over the field and further afield towards the Dartmoor countryside. The reception room has a decorative fireplace with a slate hearth and wooden surround with power and points above for a wall mounted television. The reception room opens into the modern kitchen area which has plenty of Oak base and eye level units with an ample surfaces. There is a ceramic sink incorporating a drainer and a window above with lovely rural views. Within the kitchen area there are many built in appliances including a dishwasher, under counter fridge, an eye level oven with a further combi oven/microwave above, there is a built in electric hob with an extractor fan over. From the reception room there is a small inner hallway with doors to both bedrooms and to the modern spacious shower room. The main bedroom is a spacious double room and faces the front with pleasant views over the front gardens. The second bedroom is also front facing and has wall to wall built in cupboards which allow hanging space, locker style storage and has space and plumbing for a washing machine with tumble dryer to the side. Another cupboard houses the hot water tank. The modern shower room is spacious and has a recessed storage cupboard. There is a matching white suite which includes a wash hand basin, wc and a good size corner shower cubicle. The apartment is offered for sale with no onward chain and would suite a first time buyer or perhaps a second home.

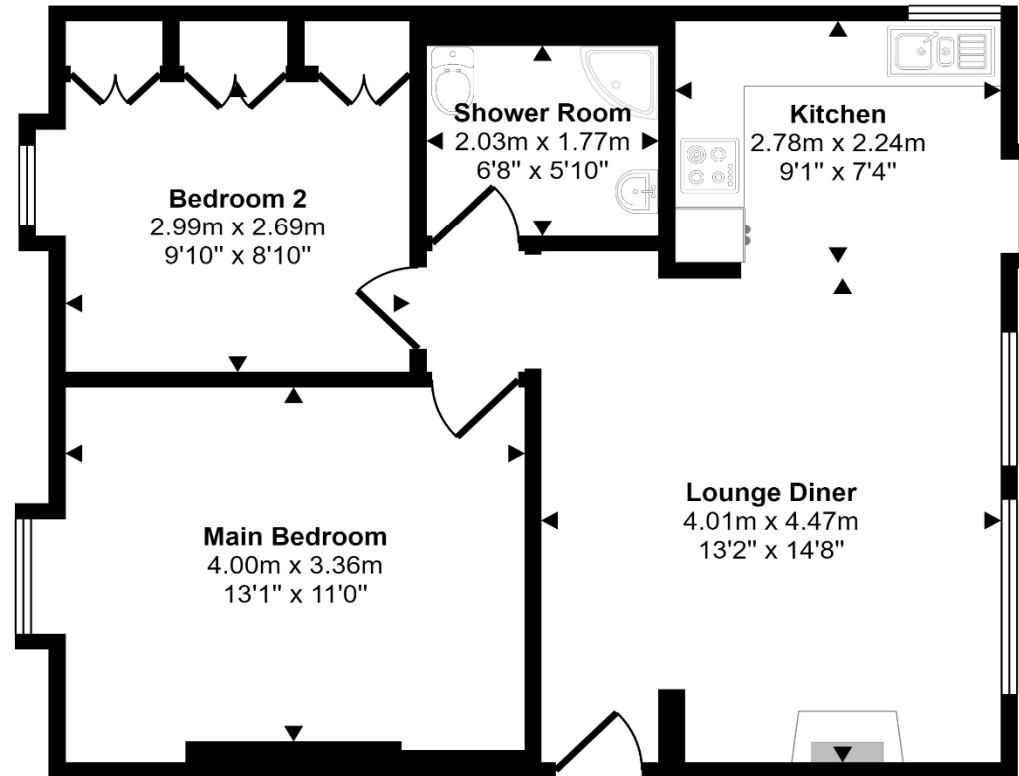
The property is located in an elevated position on the outskirts of Chagford and offers stunning views of the Dartmoor countryside. Chagford is located approximately three quarters of a mile away and offers a great variety of independent traders, shops, pubs and a café. Chagford also offers a variety 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.







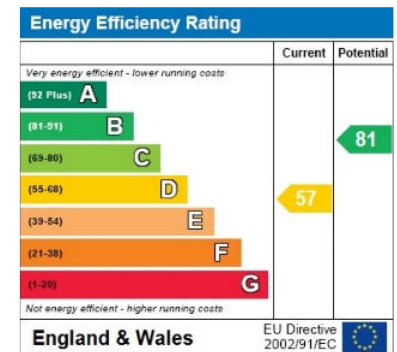
Approx Gross Internal Area
57 sq m / 612 sq ft



Floorplan

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.

Council Tax Band: Band B
Tenure: Share of Freehold





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