



6 Great Tree Park | Newton Abbot | TQ13 8JP

**STUART
OLIVER**
RESIDENTIAL

Property Location

TQ13 8JP

Nestled on the outskirts of the picturesque town of Chagford, this charming four bedroom terraced home is part of an exclusive private gated development set amidst 18 acres of communal grounds and woodland. The property has no onward chain, an ideal choice for those looking for a swift transaction.

- **Outskirts of Chagford**
- **Exclusive gated development**
- **Four bedrooms**
- **Two luxury ensuites**
- **Family bathroom**
- **Spacious reception with real flame fire**
- **Recently fitted kitchen/diner**
- **Downstairs wc**
- **Private garden leading to 18 acres of communal grounds**
- **Garage and parking**
- **Visitor parking**

Annual Charge

Please note there is an annual charge of £1920 for the maintenance of the communal areas includes the superb 18 acres of gardens and woodland. This also incorporates a healthy reserve fund.

Situation

The picturesque town of Chagford is located a short five minute drive away and offers a great variety of independent traders, shops, pubs and a café. The town also offers a variety of sporting activities including a tennis club, football, bowling, cricket pitch as well as an open-air swimming pool available during the summer months. Chagford is set within the Dartmoor National 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 3 miles giving access to the M5 motorway network.





Upon entering, you are greeted by a bright and airy atmosphere, enhanced by large windows that allow natural light to flood the rooms. The ground floor features a welcoming reception room and a modern, recently fitted bespoke kitchen/diner equipped with integrated Bosch appliances including a gas hob with extractor fan over, fridge, freezer, washing machine, double oven incorporating a microwave, a dishwasher, a washing machine and a Quooker Tap. The wonderful array array of sleek modern cabinetry and ample work surface makes this a wonderful space to prepare, dine and entertain. Adjacent to the kitchen is a spacious downstairs WC. The reception room is designed for comfort, blending modern and traditional elements to create a stylish configuration that encourages relaxation and social interaction including a lovely fireplace with a gas real flame fire with ornate surround for those cold winter evenings. The rear private patio garden, accessible from the living area, offers a tranquil outdoor space with gated access to the communal gardens, ideal for enjoying the lush, green surrounding landscape with views over the moor and beyond.

The first floor accommodates a modern/stylish family bathroom, the main bedroom bedroom is to the rear with lovely views over the communal gardens and beyond. This bedroom has built in wardrobes and a luxury ensuite shower room. To the front there is the second double bedroom and a third single bedroom which can also be used as a study/dressing room, providing flexible living arrangements to suit your needs.

The further large double bedroom is on the top floor , along with the other bedrooms, is designed with attention to detail, contributing to the overall aesthetic of the home. This room has plenty of built in wardrobes and further storage options ensuring a clutter free living environmentand, the bedroom is so spacious it can easily accommodate a further office space if required. This bedroom has a further luxury ensuite shower room with a deep eaves storage cupboard and a further cupboard housing the boiler and hot water tank. Further loft storage is accessed via the bedroom.

Externally, the property boasts a well-maintained facade surrounded by manicured gardens, enhancing its curb appeal. There is a private garage with potential for additional rafter storage and parking is available in front, adding to the convenience for residents.

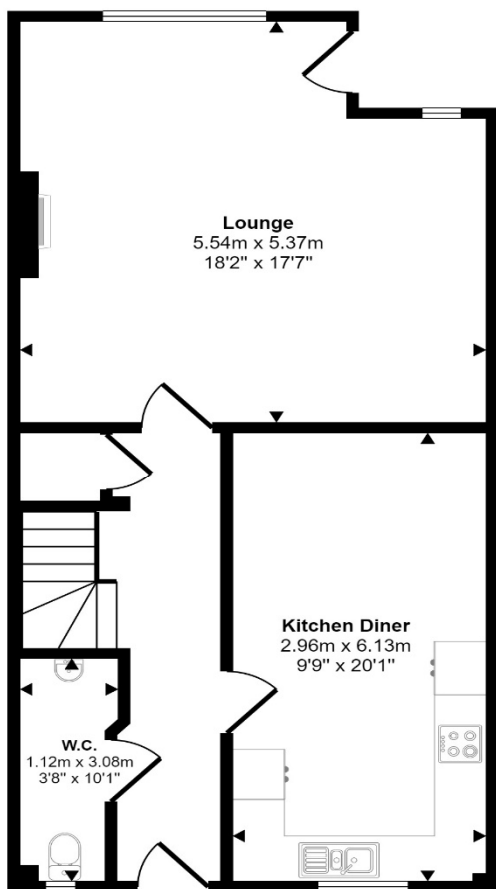
In summary, this property stands out due to its blend of contemporary style, spaciousness, and immaculate condition. It offers an enticing opportunity for prospective buyers seeking a welcoming home in a prime location all set within the Dartmoor National Park.



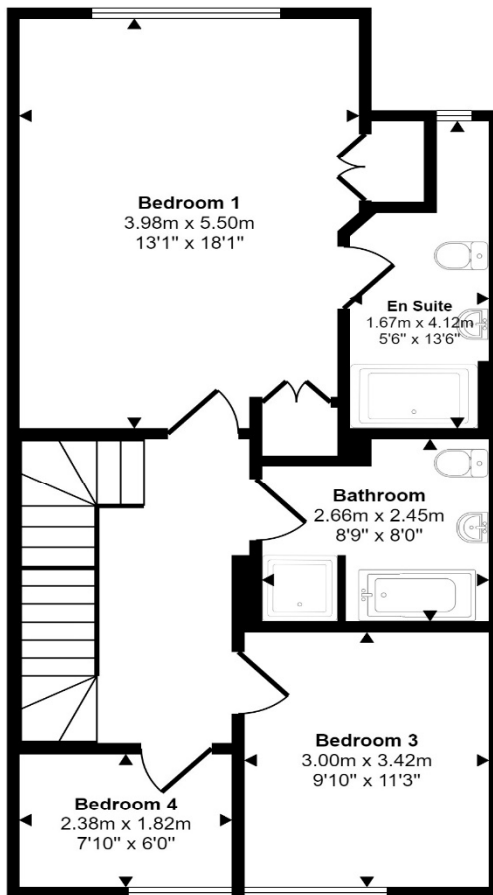




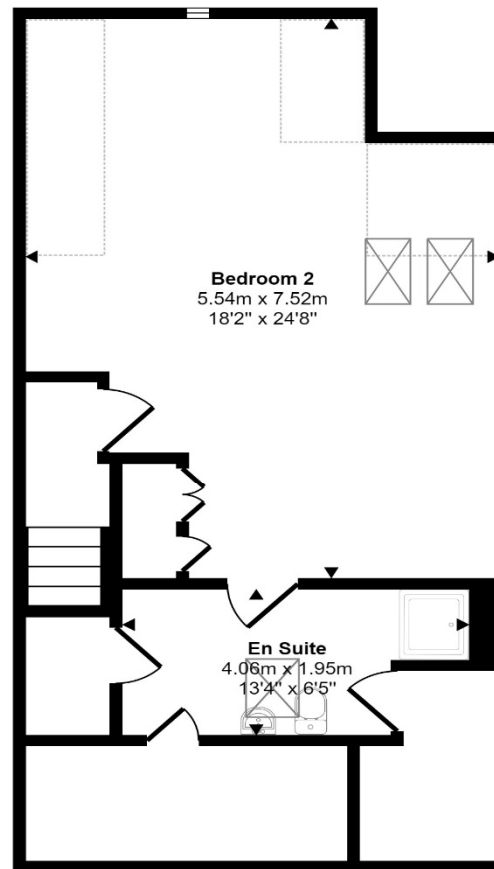
Approx Gross Internal Area
199 sq m / 2137 sq ft



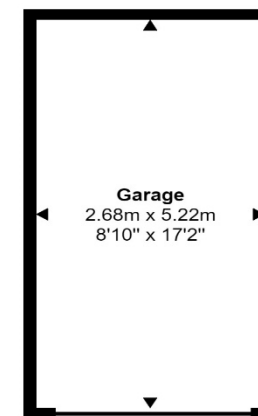
Ground Floor
Approx 62 sq m / 665 sq ft



First Floor
Approx 63 sq m / 674 sq ft



Second Floor
Approx 60 sq m / 648 sq ft



Garage
Approx 14 sq m / 150 sq ft

☐ Denotes head height below 1.5m

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 F
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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