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properties



## 8 Moorlands

Mill Street, Chagford, Devon TQ13 8AN

**£500,000** Leasehold



### The Property

This handsome apartment at 8 Moorlands in Chagford is a particularly fine home being set on the first floor with super views across the edge of Chagford to Meldon Hill, the Dartmoor countryside and high moor. It is in a listed building of Georgian origins which was converted about 20 years ago and it has high ceilings and good natural light through generous sash windows. The building has undergone recent external redecoration and maintenance and is presented in excellent condition. The apartment building has a communal entrance and lift and No.8 has an entrance hall, a large living room, a very well fitted kitchen with all major appliances, a lovely sun room, a big terrace and two ensuite double bedrooms with fitted bedroom furniture. It has gas fired underfloor heating throughout, a full air circulation and heat recovery system, double glazing at the rear and a single reserved parking space in the off road parking at the front. The owner of this apartment is a committed seller with a property to buy and will consider serious purchasers who are in a position to proceed. This apartment really must be seen to be properly appreciated and Fowlers strongly recommend viewing.

### Situation

Moorlands is located just 200 metres virtually level walk from the bustling town square in the ancient Stannary town of Chagford and it benefits both from ease of access to amenities and the glorious views at the rear to the surrounding Dartmoor countryside. Chagford offers a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. There are surgeries for doctor, dentist and vet, a library, Parish church, Roman Catholic church and chapel and a Primary school, pre school and a Montessori school. The town has good sports facilities with a football and cricket pitch and pavilion, a tennis club, bowling club, skate park, a children's park and an open air swimming pool in the summertime. The town is surrounded by countryside, riverside and moorland walks. The A30 dual carriageway is approximately 5 miles away and Exeter is approximately 20 miles.

### Council tax band

Band E

### Services

Mains gas, water, electricity and drainage.

### Lease length

979 years unexpired.

### Management charges

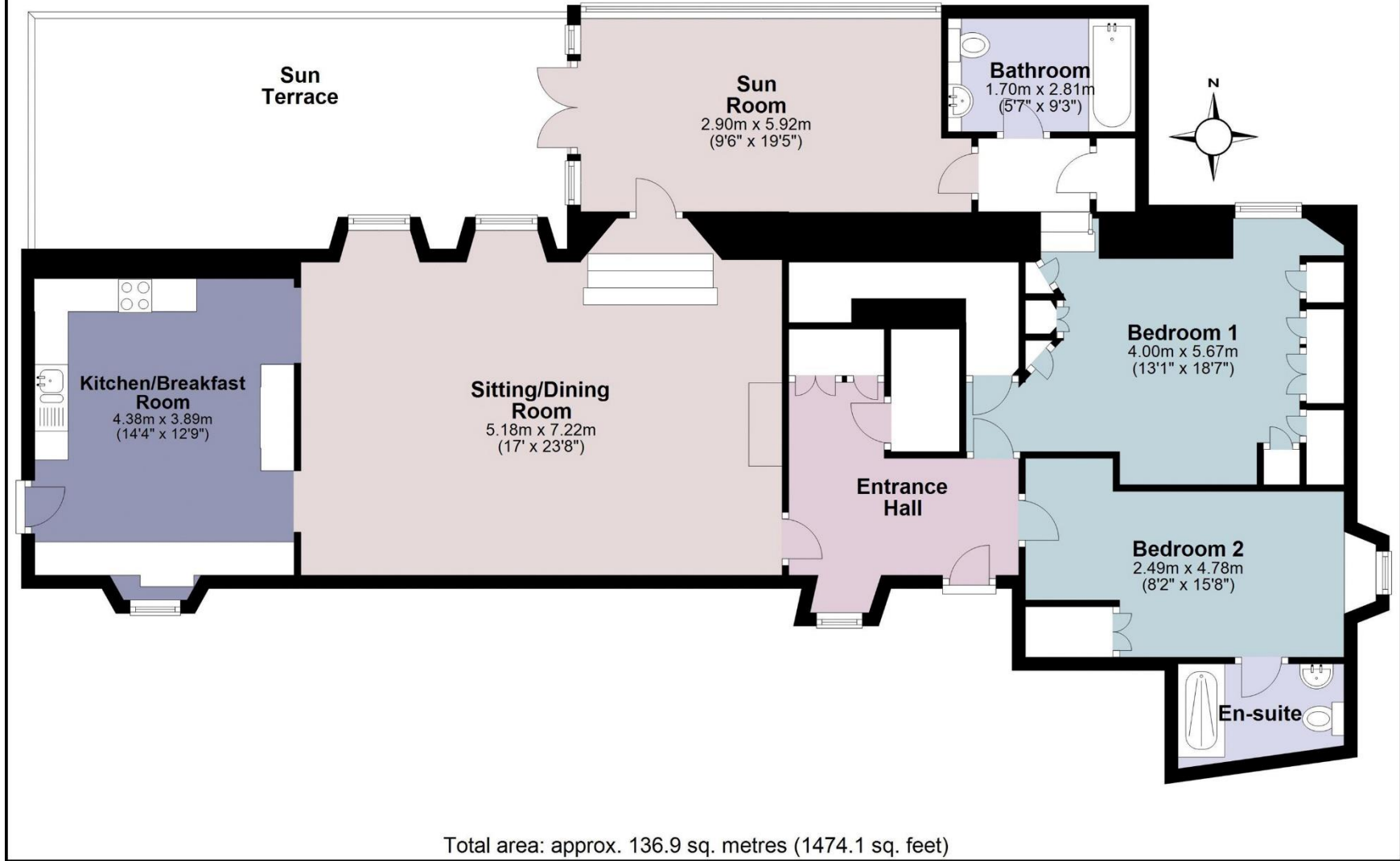
Presently the management charges are £250 pm. This includes block insurance, the cleaning of communal areas, garden maintenance and a reserve for future maintenance works.

- An exceptional quality apartment close to the centre of Chagford
- Superb views to the countryside and moor
- Private on site parking space
- Communal entrance lobby and lift
- Large sitting room with spectacular views
- Spacious well equipped kitchen
- Sun room and private sun terrace
- Two ensuite double bedrooms with built in wardrobes
- Gas fired underfloor heating and an air circulation and heat recovery system throughout
- Well maintained communal gardens

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		50
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# First Floor

Approx. 136.9 sq. metres (1474.1 sq. feet)





### Directions

What3Words : pranced.jukebox.before

From Fowlers front doors walk directly across The Square to the corner where the thatched building stands and take the adjacent road which is Mill Street. About 150 metres along Mill Street on the left is the access into the parking at the front of Moorlands and in the far corner is the entrance to the communal lobby and lift.

### Communal entrance

An entry phone panel enables access to this communal hallway which has access to the stairwell to the upper floors, the lift and the door to the path to the communal gardens. On the first floor is a shared carpeted landing with access to just two apartments, one being No 8.

### Entrance hall

A panelled door leads into the hallway which has a window to the front and a large built in cupboard for general storage and fitted cloaks cupboards for coats and shoes. There are two wall light points and hardwood veneered doors to both bedrooms and to the living room.

### Living room

A big, bright south facing room with high ceilings and two large sash windows looking across the sun terrace to the lovely view of Meldon Hill and beyond. A short flight of broad stairs lead up to the sun room and recessed into the front wall are two arched recessed former window openings which are shelved for display. Set into the internal wall is a recessed stone framed fireplace and hearth with a stainless steel backing and a fitted remote control gas/log fire. There are four wall light points, six ceiling flush mounted downlighters and a pair of half arch openings into the kitchen.

### Kitchen/breakfast room

This spacious room has a high ceiling and a large arched sash window to the front with some stained glass inserts in the upper panes. There is a glass breakfast bar on stainless steel legs and a wide range of quality base and wall cabinets with stone effect roll top work surfaces, tiled splashbacks and worktop lighting. The kitchen is fitted with major appliances including a Neff four burner gas hob, a double electric fan oven with a grill, a microwave, a dishwasher, washer/dryer, a fridge and a separate freezer. There is a stainless steel one and a half bowl sink with mixer tap and waste disposal unit, nine flush mounted ceiling downlighters and there is an internal lockable doorway which leads to a communal passage to the communal gardens.



### Sun room

A super room enjoying great views to Meldon Hill and the moor across the edge of the town. It has very large double glazed windows and double doors to the sun terrace, fitted shelving with display lighting, a wall light point, a TV point and four flush ceiling mounted downlighters. A hardwood veneered door leads to the inner lobby.

### Sun terrace

A grand feature of the apartment with a paved and gravelled base, a parapet and a stainless steel and cable balustrade and a glorious view to the south to Meldon Hill and the moor.

### Inner lobby

This access lobby leads to the bathroom and main bedroom and it has a built in boiler and plant cupboard where the Vaillant gas fired central heating boiler and the air circulation and heat recovery system is located. Hardwood veneer doors serve the cupboard and bathroom and a short flight of carpeted steps lead down to the main bedroom.

### Bathroom

This bathroom principally serves the main bedroom and has a porthole feature window, four LED downlighters, a plumbed heated towel rail and a wood effect laminate floor. It is fitted with a white pressed steel bath with fully tiled splashbacks and a built in chromed thermostatic shower and a glazed shower screen. There is a white part recessed sink with a mixer tap set into a marble top which also conceals the cistern to the low level w.c. Set above the marble top is a bank of mirror door toiletry cabinets and a shaver point.

### Bedroom 1

This bedroom is fitted with an extensive range of fitted wardrobes and cupboards, a dresser and bedside cabinets and it has a south facing sash window which is double glazed with views over the edge of town to countryside. There is one wall light point, downlighters above the bed and doors to the entrance hall and to the large walk in store cupboard which also houses the central heating pumps and the large Megaflor hot water storage cylinder.





### **Bedroom 2**

A good double bedroom with a range of fitted bedroom furniture including a wardrobe and closet and a dressing table and shelves. There are two wall light points and a double glazed sash window to the side.

### **Ensuite shower room**

This has an oversize shower cubicle which is fully tiled and has a chromed built in thermostatic shower and a glass shower screen door, a low level w.c. with a concealed cistern, a wash hand basin with a mixer tap set into a marble top, a shaver point, two LED downlighters and a plumbed heated towel rail.

### **Exterior**

#### **Parking**

At the front of Moorlands, which is enclosed by cast iron railings, is a large car park with numbered spaces and a single visitor space.

#### **Communal gardens**

The gardens are available for all residents to use and are principally laid to grass with a patio and gravelled sitting area. They are enclosed by tall manicured hedgerows and granite walls and have a southern aspect.

#### **Meters and bins**

At the front of Moorlands is a sunken area where all the meters for the apartments and the bin storage facilities are set well away from the building.





#### **VIEWING BY APPOINTMENT ONLY**

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