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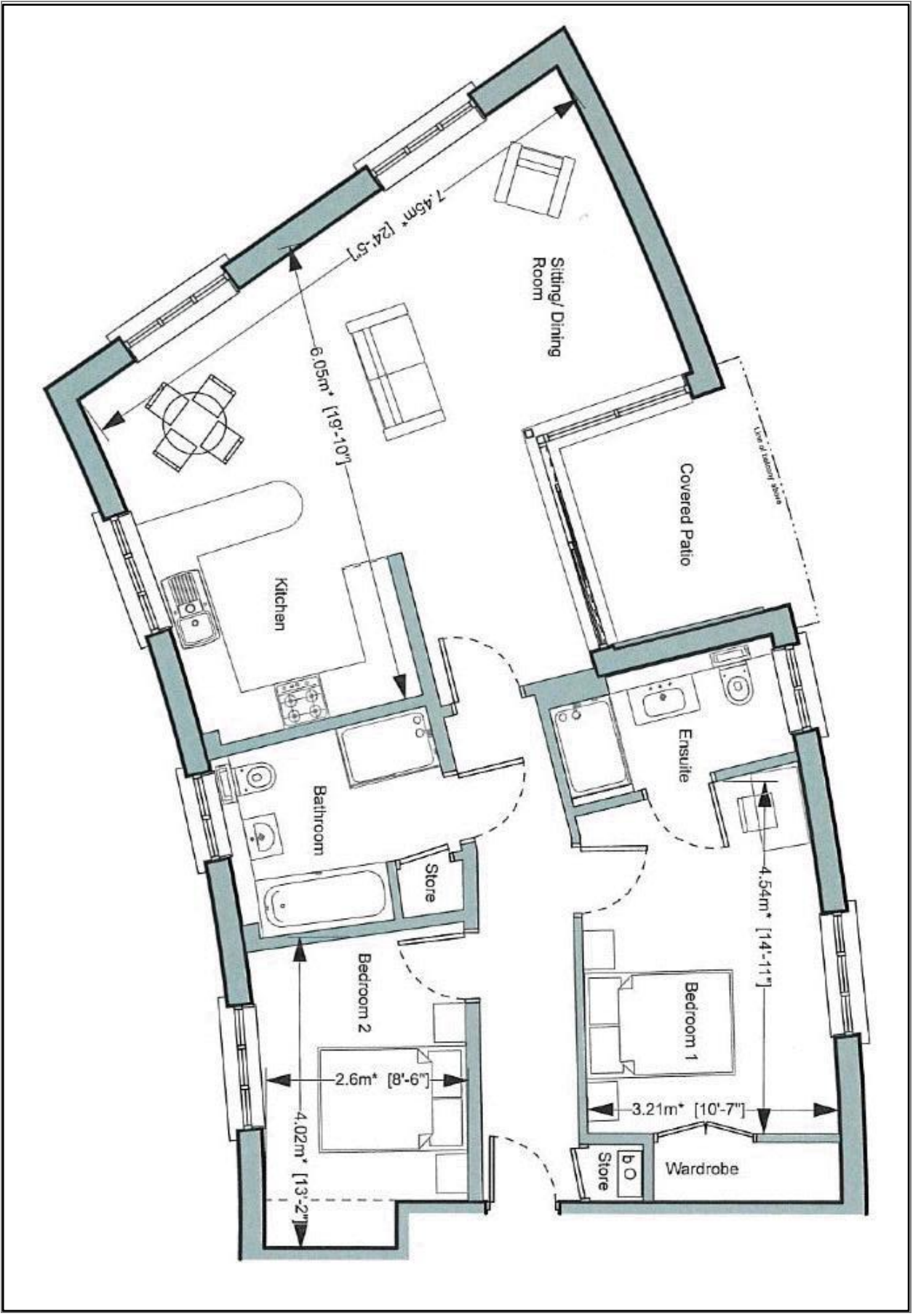
1 Hares Close, Chagford, Devon TQ13 8FG

Price : £335,000 Leasehold



- A bright and spacious high quality luxury ground floor apartment for the active over 55's •
- Large garage and parking space • Oak floored entrance hall and living room •
- Luxury fitted kitchen with all major appliances and stone work tops •
- Big bathroom with shower • Generous master bedroom with built in wardrobes and ensuite shower room •
- Second double bedroom with fitted wardrobes • Mains gas underfloor heating throughout •
- Covered deck for sitting and a lovely private garden •





The Property

Fowlers are delighted to offer this luxury ground floor apartment. It is finished to a high standard throughout and has gas fired underfloor heating, oak flooring to the living areas and kitchen, beautifully appointed bath/shower rooms and a high level of insulation including double glazed windows with fitted shutters. The accommodation is bright and airy and comprises an entrance hall, a large living room with sitting and dining areas, a quality fitted kitchen with all major Neff appliances, a large bathroom with a shower as well, a master bedroom with an ensuite shower room and a second double bedroom. Outside there is an area of private garden with a patio and a covered deck, a large single garage and a parking space. Currently the property has 70Mbps connectivity. The property is part of a development of homes for the active over 55's. This apartment must be viewed to be fully appreciated.

Situation

Hares Close is sited just a short walk from the bustling town square where there is a wide variety of day to day and specialist shops, four pubs and cafes. Chagford has a public library, surgeries for doctors, dentist and vet, a parish church, Roman Catholic church and a chapel and good sports facilities with a football and cricket pitch with a pavilion, a tennis club, bowling club, skate park, children's play 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 just 5 miles away and Exeter is approximately 20 miles.

Communal entrance

A broad timber front door opens to a smart entrance lobby with an entryphone system, a lift and stairs to the upper floors and oak inlaid doors to the two ground floor apartments. The doorway to the left is No.1. A double glazed rear door leads out to Hares Close and the garaging at the rear of the building.

Entrance hall 21' 4" x 3' 10" (6.50m x 1.17m)

The hallway leads to all rooms and has an oak floor with underfloor heating, oak doors with a marquetry inlay and a wall mounted thermostat and entryphone. There is a built in oak floored closet where the gas fired central heating boiler is sited, circuit breakers, the TV/Satellite hub and the BT Open reach point.

Living room and kitchen 24' 5" x 19' 10" (7.44m x 6.04m)

Living area



A big, bright living area with an oak floor which is underfloor heated, windows to three sides for excellent natural light, smart bespoke window shutters, plenty of space for sitting and dining, access to the covered deck through double glazed sliding patio doors, three ceiling light points and TV and satellite points. There is an open access to the kitchen area which has further windows that also allow natural light to the living area.

Kitchen area 10' 6" x 9' 8" (3.20m x 2.94m)



A quality fitted kitchen with a wide range of base and wall cabinets with stone work surfaces incorporating a carved drainer and a sink with a mixer tap, a fitted dishwasher, washer/dryer, fridge, freezer, electric ceramic hob and electric fan oven, all of which are Neff appliances and a wall mounted stainless steel and glass extractor hood with lighting. There are ceiling recessed downlighters, an oak floor with underfloor heating and smart white shutters at the broad double glazed window.

Bathroom 9' 5" x 8' 4" (2.87m x 2.54m)



A big, spacious bathroom which has a fully tiled floor with underfloor heating, a large walk in shower with a glazed screen and door, a white pressed steel bath with wall mounted thermostatic controls and a concealed tap, a 'floating' porcelain basin with a vanity drawer beneath, a low level w.c. with a concealed cistern and a wall mounted chromed electric towel rail. There are five downlighters, an obscure glazed window with fitted shutters, an extractor fan and a built in linen cupboard with shelving and an electric heater for airing.

Bedroom 1 15' 0" x 10' 6" average (4.57m x 3.20m)



A generous double bedroom with a broad double glazed window with shutters and a oak sill, a covered ceiling, two ceiling light points, a wall mounted thermostat for the underfloor heating, a TV point and deep built in wardrobes with inlaid doors, hanging rails and shelving. An oak door leads into the ensuite shower room.

Ensuite shower room 9' 7" x 4' 10" (2.92m x 1.47m)

A very smart shower room with a fully tiled floor with underfloor heating, a tiled shower cubicle with a glass shower screen and sliding glazed door and a rain shower head and a shower wand with wall mounted controls, a 'floating' porcelain wash hand basin with a vanity drawer beneath and a low level w.c. with a concealed cistern. There are four downlighters, an extractor fan, a chromed electric heated towel rail, a fitted mirror and obscure glazed double glazed windows with fitted shutters.

Bedroom 2 11' 4" x 8' 8" (3.45m x 2.64m)



A double room with double glazed windows with fitted shutters and an oak cill, a fitted double wardrobe with sliding doors, hanging rail and shelving, underfloor heating, a wall mounted thermostat and a central ceiling light point.

Covered deck 9' 7" x 7' 8" (2.92m x 2.34m)



This east facing deck is recessed into the building with a sliding patio door from the living room, a wooden floor and two wall mounted light points.

Garden 39' 3" x 15' 0" average(11.95m x 4.57m)



Being on the ground floor the apartment is lucky enough to have a sun trap garden enclosed by iron railings and a hedgerow for privacy. It has a paved patio with access from the deck, a good size lawn, flower and shrub borders and an outside tap. A gate leads out to the path to the parking and garage.

Garage 20' 1" x 11' 7" (6.12m x 3.53m) Door width is 7'11(2.413)



A big single garage in a block of 3. It has a metal framed wood clad electric up and over door, power and light.

Parking

Immediately in front of the garage is a parking space.

Services

All mains services.

Lease details

Leasehold term unexpired 117 years

Ground Rent

£200 per annum. To be reviewed in 2039

Maintenance

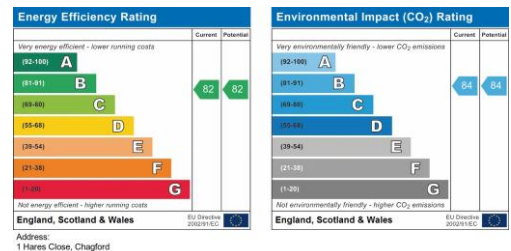
£965 per quarter. This includes block insurance, a future maintenance fund, gardening of both the communal and the private garden (if required) and the services of a site manager who is on site most days.

Council Tax Band

Band D

Directions

From Fowlers' office turn right and walk down The Square passing the Old Forge cafe and continuing on into Southcombe Street which becomes Lower Street at the right hand bend. Continue down Lower Street and on your right on the corner of Bretteville Close you will see the apartment building that includes No.1. The front entrance is located in the centre of the building.



Viewing by appointment only

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