

**fowlers**  
properties



**3 Moorlands**  
Chagford, Devon TQ13 8AN

**£340,000** Leasehold





### The Property

Moorlands is a Grade II Listed former mill and hotel which was converted and restored about 20 years ago. No.3 is a very smart ground floor apartment with a large shared communal hallway, a private entrance hall, a recently refitted kitchen, a spacious and bright living room with handsome oak floor, a refitted wet room and two bedrooms, one of which has an ensuite shower room. The central heating is mains gas fired and there is an integral air circulation and heat recovery system. It is very well presented and it has been subtly adapted to ensure full access to all elements of the apartment and the rear patio in the communal garden. There is a single reserved parking space. Fowlers strongly recommend viewing this comfortable home.

### Situation

Moorlands is a virtually level walk to the bustling town square in the ancient Stannary town of Chagford. Just 200 metres away are day to day and specialist shops, pubs, cafes, the Parish church and chapel and both village halls. Chagford has surgeries for doctor and dentist, a library and there are a number of clubs and societies, including the excellent bowling club which is just opposite Moorlands. The A30 dual carriageway is only about a 5 mile drive and Exeter is approximately 20 miles. All major supermarkets deliver to Chagford.

### Services

Mains gas, electricity, water and drainage.

### Council tax band

Band D

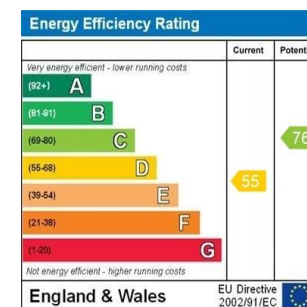
### Directions

On foot from Fowlers walk to the top of The Square and turn right into Mill Street. Walk along Mill Street and on the left after about 200 metres you will see the cream painted frontage of Moorlands. Walk in through the gateway and the exterior entrance to the communal hall that serves Nos. 3 and 7 Moorlands will be seen in the middle of the building.

### Communal entrance

A broad doorway leads into this hallway which has a stone tiled floor, a staircase to a first floor apartment and an internal front door to No.3.

- A very central ground floor apartment
- Just a short almost level walk to the town square
- Parking for one car
- A superb apartment with some subtle mobility adaptations including Flexstep platform lifts
- Oak flooring in the living area and hall
- Refitted kitchen with some major appliances
- Underfloor heated wet room
- Two bedrooms (one ensuite)
- All presented in excellent decorative order
- Direct access and views to the patio and communal garden



### Private entrance hall

The hallway has an engineered oak floor, oak skirtings, five LED downlighters, oak veneer doors to all rooms, an oak display shelf, Entryphone instrument, a BT point, double panel radiator, built in utility cupboard for storage and access to the concealed air circulation and heat recovery plant. There is a set of Flex Step stairs which lead to the living room level and these transform into a platform lift if needed.

### Kitchen

A part glazed oak door leads into the recently refitted kitchen which has an engineered, two east facing sash windows with deep sills, a wall mounted Worcester mains gas fired central heating boiler, seven LED downlighters and a range of built in base and wall cabinets with grey doors and drawer fronts, and slate effect worktops with glass splashbacks, worktop lighting, a single drainer stainless steel sink and mixer tap and integral appliances including a Bosch stainless steel extractor hood and light, a fitted twin halogen hob, a twin drawer Bosch fridge, a Bosch electric fan oven and grill and a fitted automatic dishwasher and washing machine.

### Dining room/bed 2

This room has a broad west facing sash window with a deep sill, a wall mounted TV bracket and TV point, four LED downlighters and a contemporary style upright panelled radiator.







### **Wet room**

A recently installed wet room with fully tiled walls and an underheated tiled floor. There is a large walk-in shower with fitted handrails and seat, a wall mounted thermostatic control panel, rain shower head and shower wand, extractor fan, two LED downlighters in the shower area and a further three LED downlighters in the rest of the room. There is a low level w.c. with a concealed cistern, a wall mounted porcelain basin with fitted mirror door cabinet and light above, chromed wall mounted electric towel rail and a deep sill and an obscure glazed sash window.

### **Bedroom 1**

Two double glazed sash windows face west and there are three LED downlighters, a contemporary style upright panelled radiator, a wall mounted reading light and a built-in closet with hanging rail and shelving. A door leads to the ensuite shower room.

### **Ensuite shower room**

Extensively tiled with a stone tiled underheated floor and recently fitted corner shower with curved, sliding shower screen doors and built-in thermostatic shower controls. There is a wall mounted porcelain basin and low level w.c. with concealed cistern, an oak shelf with matching pelmet and lighting above, shaver point, three LED downlighters and a chromed electric heated towel rail.



## Living room

A short flight of Flex Steps, which can transform into a platform lift, lead up to the bright living room which is south facing and has a large double glazed sash window and a door looking out to the patio area and communal gardens. The floor is engineered oak with two smart contemporary style upright radiators. There are six LED downlighters, two wall light points, an Entryphone instrument and a second short flight of Flex Steps that can transform into a platform lift that lead up to the rear door to the patio.







### **Gardens**

To the immediate rear of No.3 Moorlands is an area of paved patio which faces south and gets plenty of sunshine. Beyond the patio the communal gardens are well tended with sitting areas and lawns, flower borders and shrubberies. It is possible to see over the top of the properties boundary hedge to see the moor up towards Kestor Rock.

### **Parking**

Each apartment at Moorlands has a numbered reserved space in the parking area to the front. There is also a single parking space for visitors.

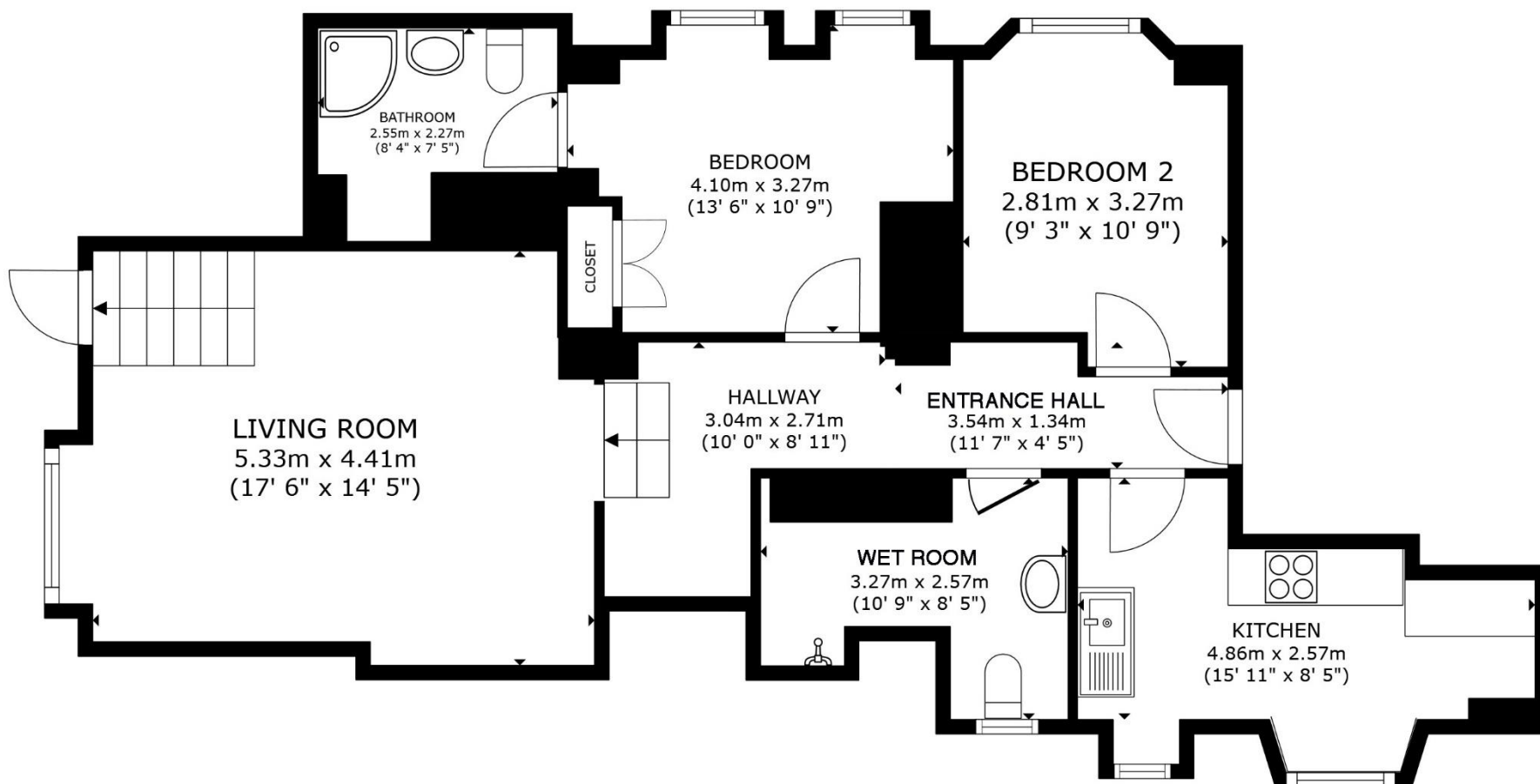
### **Lease term**

978 years unexpired.

### **Management charges**

Currently the management charges are £3500pa. This includes block insurance, cleaning of the communal areas, garden maintenance, communal lift maintenance and a reserve fund for future building works.





#### VIEWING BY APPOINTMENT ONLY

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