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properties



Fernworthy

Greenacres, Chagford, Devon TQ13 8AS

£274,500 Leasehold



The Property

Fernworthy is a smart first floor apartment in this well maintained Victorian building that was converted about 25 years ago. It sits close to the edge of Chagford with super views to the Dartmoor countryside and beautiful Meldon Hill. The apartment has bright accommodation with an entrance hall, main bathroom, a large living room with big sash windows and super views, a well fitted kitchen, a double bedroom with fitted wardrobes and ensuite shower room and a second double bedroom also with a large fitted wardrobe and views over the garden. It is centrally heated by mains gas and partly double glazed. On the ground floor there is a communal utility room with laundry facilities and a large sink to clean wellies and mucky dogs and to leave outdoor clothing. The communal garden is mostly laid to lawn with a raised patio with comfortable seating and a gas fired barbeque from which to sit and enjoy the lovely views. Fowlers very strongly recommend viewing this lovely apartment.

Situation

Greenacres is set at the edge of town off Manor Road. It is just a short walk to the commons and about a 10 minute walk to the bustling town square where there is a wide variety of day to day and specialist shops, four pubs, cafes, the Parish church, library and both village halls. Chagford has surgeries for doctor, dentist and vet, a Primary school, pre school and Montessori, a play park and skate park and great sports facilities including a football and cricket pitch, a pavilion, tennis club, bowling club and an open air swimming pool in the summertime. The A30 dual carriageway is approximately 5 miles away and Exeter is about 20 miles.

Services

Mains water, electricity, drainage and gas.

Tenure

Leasehold with 976 years unexpired. All owners of the apartments at Greenacres own a share of the freehold.

Service charges

There is a monthly service charge of £275.00 which includes a £50 payment towards a 'maintenance fund'. The service charge covers block insurance, gardening costs, exterior window cleaning and regular cleaning of the communal areas amongst other things.

Council tax band

Band D

EPC Rating

C

Directions

From Fowlers double doors turn left and go to the top of The Square. Turn right and travel into Mill Street bearing left into Manor Road after about 200 metres. Go down Manor Road and on the opposite side of the road, just below the turning into Manor Road, on the right you will see Greenacres. The entrance hall is along a path to the right of the building.

- **A bright first floor apartment in a well maintained Victorian building with no onward chain**
- **Superb views to the Dartmoor countryside**
- **Smart communal entrance and utility room**
- **Entrance hall and bathroom**
- **Spacious and bright living room**
- **Kitchen to include all appliances**
- **Principle bedroom with ensuite shower room and fitted wardrobes**
- **Second bedroom with fitted double wardrobe**
- **Well tended communal garden with super views and private parking**
- **Domestic pets and Assured Shorthold Tenancies permitted**

Communal entrance hall

An 'entryphone' system is operational at the front door to Greenacres and this leads into the communal hallway where the electric and gas meters are sited in separate locked rooms and a useful communal utility room where there is a low sink to clean wellies and wet pets, space to hang outdoor clothing and an automatic washing machine and separate tumble dryer which are free to use by all residents. A gas combi boiler providing hot water to the utility room and heating to the communal areas of the building is also situated in the utility room. An inner lobby enables access to the lift and to the staircase. Fernworthy is located on the first floor at the front of the building.

Entrance hall

A panelled front door leads into the hall which has a coved ceiling, two wall lights, an integrated mains smoke and heat alarm linked to a similar alarm in the living room. The entrance hall also contains a wall mounted consumer unit, a built-in store cupboard and free standing wooden cupboard suitable for storing shoes and outdoor wear. A ceiling hatch gives access to a small storage space and the Vent Axia extractor fan unit.

Bathroom

A smart bathroom with a white suite comprising a panelled bath with a shower screen and a shower/mixer tap and walls tiled to ceiling height, a pedestal wash hand basin with two wall light points above, two overhead LED lights and an extractor fan, a low level w.c., main walls tiled to chest height, a ceramic tiled floor and a wall mounted, plumbed heated towel rail.





Living room

This is a big, bright room with a high ceiling and coving and two sash windows; one double glazed looking towards Meldon Hill, the other a large eight panel single glazed window offering wonderful views West towards the Dartmoor countryside and spectacular sunsets. A stone framed fireplace with integrated lighting is currently fitted with a 2kw electric fire. The fireplace has a Class 1 chimney used previously for the fitted but de-commissioned decorative Multiglow gas fire. There are three wall mounted uplighters, numerous power points, three telephone sockets and two combined TV and satellite points. The programmer and thermostat for the gas central heating are wall mounted adjacent to the opening leading to the kitchen.

Kitchen

The kitchen is compact and well appointed with stone effect roll top work surfaces and a fitted 1½ bowl stainless steel sink with mixer tap, a good range of fitted base and wall cabinets finished in a cream colour. The splashbacks are tiled and there is worktop lighting with fitted appliances that include a four burner gas hob with circulator hood and light above, an electric double oven and grill below and an integral dishwasher. An automatic washer dryer and small under counter fridge and microwave are also included in the sale. There is a wall mounted Vaillant gas fired central heating boiler, and a double panel radiator is located beneath a large sash window looking out to views across Chagford and the Dartmoor countryside.

Bedroom 1

A good size double bedroom with a range of fitted wardrobes with hanging rails and shelving, coved ceiling, and numerous power points; TV, satellite and phone sockets. This room also has a large eight panel single glazed sash window providing panoramic countryside views towards Dartmoor, and there is a pendant light point and a double panel radiator.



Ensuite shower

Fitted with a white suite of fully tiled shower with a glazed shower screen and door and built in thermostatic shower, a low level w.c. and pedestal wash hand basin, tiled splashbacks, shaver point, two wall light points above the basin, three downlighters, an extractor fan and a plumbed heated towel rail.

Bedroom 2

An attractive second double bedroom with a double glazed sash window, a fitted double wardrobe with hanging rails and shelving, pendant light point and a single panel radiator.



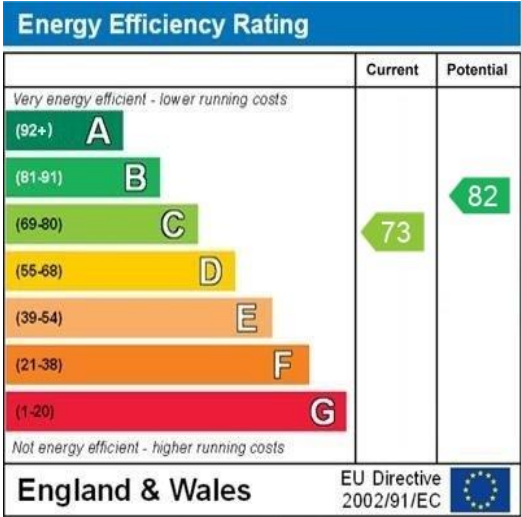


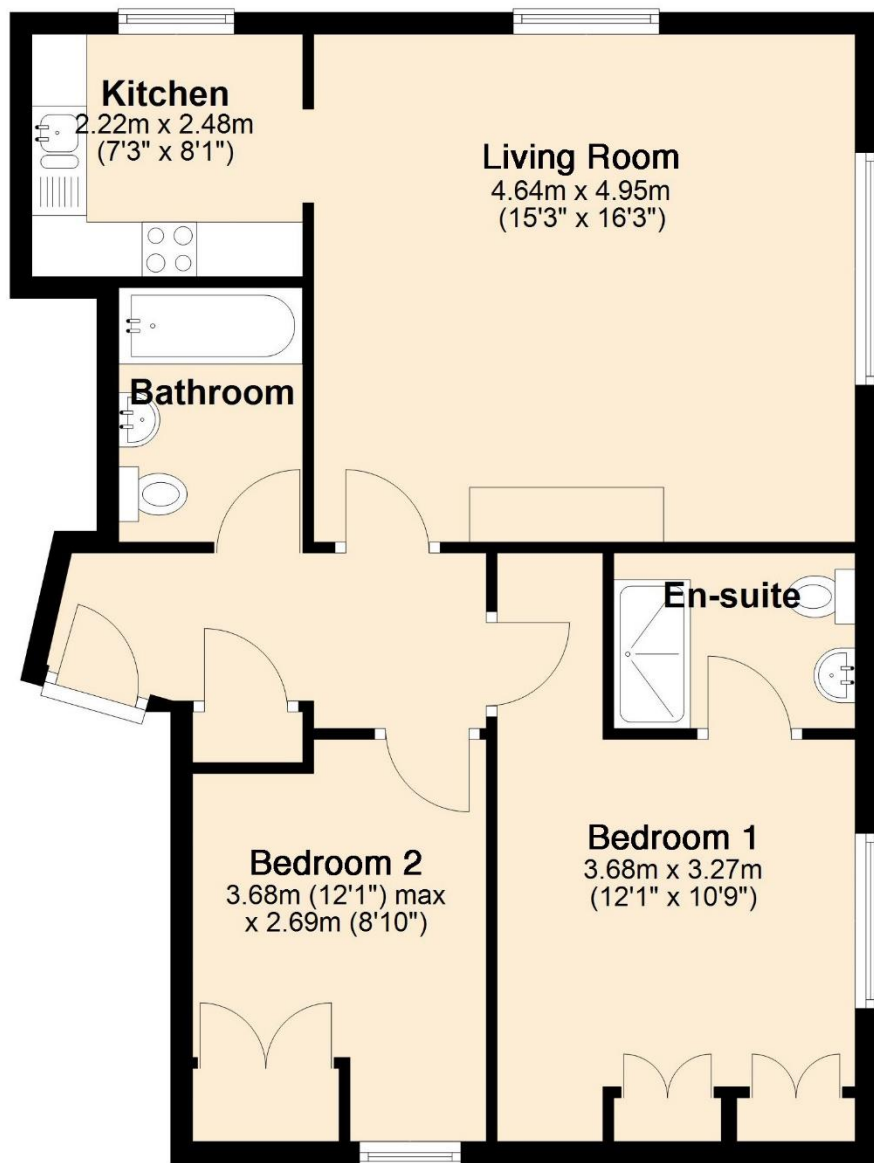
Exterior

Greenacres has well maintained grounds with a large car park at the front and a paved stepping stone path to the western side of the building leading to the grassed main garden which has a slope up to the secluded paved patio from where there is a great view to the surrounding countryside. It is an ideal spot for a 'sundowner'.

Parking

Fernworthy has one reserved parking space; there is a dedicated unloading bay and a further four unallocated parking spaces available for visitors or residents to use as required.





Total area: approx. 67.8 sq. metres (729.9 sq. feet)



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