



Garden View

2 Mill Street, Chagford, TQ13 8AW

£175,000 Leasehold



The Property

A beautiful apartment, in the Arts and Crafts period Gladesville House, in the heart of Chagford. This quiet, rear-facing, apartment features a large double-ended bath, with shower over, a well laid out kitchen and a double aspect bedroom/sitting room with south facing views across the garden. All windows were replaced with new double glazed high quality units two years ago. Currently let as a successful holiday let, this would make an ideal bolt hole, first time buyer, or investment with a new 999 year lease with the potential to own a share of the freehold once the last apartment, of four, is sold. Fowlers strongly recommend viewing.

Situation

Garden View has a delightful location by The Square which has excellent amenities, shops for daily essentials as well as a delicatessen, galleries, pubs and cafes. The wonders of Dartmoor - wild ponies, streams and ancient trees - are a 10 minute walk away. There is a Parish church, Roman Catholic church and chapel, surgeries for doctor, dentist and vet, two well used village halls, a library and great walks all around the town and neighbouring countryside. Sports facilities include a football and cricket pitch, a sports pavilion, gym, tennis club, bowling club, skate park, play park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains gas, water, electricity and drainage. The cost of gas, water and electricity will be apportioned between the individual flats.

Council tax band

Band A

Tenure

The property is being sold with the benefit of a new 999 year lease. Once the lease of the final flat has been completed, the freehold will be transferred to a management company and each leaseholder will jointly own the freehold under that entity.

Directions

What three words: custodian.symphonic.grant

On foot from Fowlers. From Fowlers front doors turn left and walk to the top of The Square. Turn right, cross The Square and walk past Bowdens into Mill Street. Gladesville House is the next property with the sage green door.

- Centre of Chagford town location
- Quiet, rear-facing studio apartment with garden views
- Located in an attractive period property
- Bathroom with large bath and shower
- Well laid out bright kitchen
- South-facing, dual aspect, bedroom/sitting room
- Mains gas central heating and double glazing
- Successful Holiday Let
- High speed Broadband
- 999 year lease and share of freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Hallway

The solid wood front door leads into the light hallway which has panelled and painted solid doors, a panel radiator, three spot lights, smoke alarm, intercom, an air purifier and solid wood flooring.

Bathroom

A charming bathroom fitted with white sanitary ware consisting of a large double ended bath with shower over, fully tiled walls, a pedestal wash hand basin with splashbacks and a low level w.c. There is an extractor fan, shaving point, three spotlights, two wall lights and a large radiator. There are two double glazed sash windows, and a ceramic tiled floor.

Kitchen

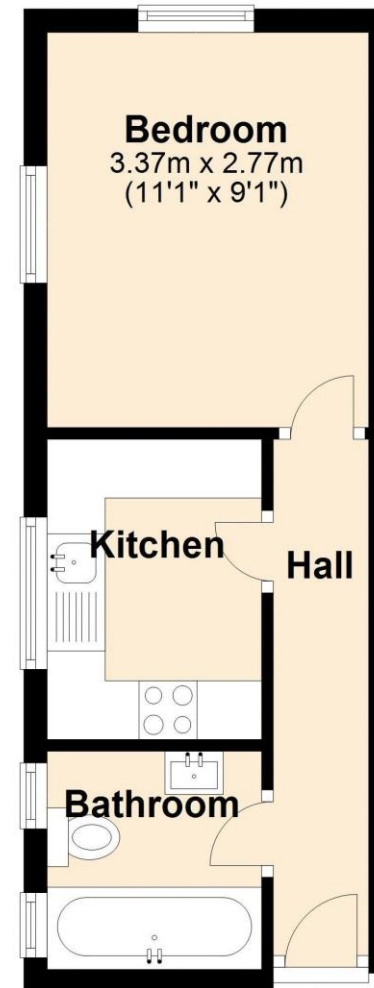
A bright kitchen with a good number of base and wall cabinets, granite effect work surfaces, a stainless steel sink with mixer tap, an integrated fridge, electric hob, extractor hood and plumbing for a washing machine. There is a single panel radiator, a large double glazed sash window and solid wood flooring

Bedroom/sitting room

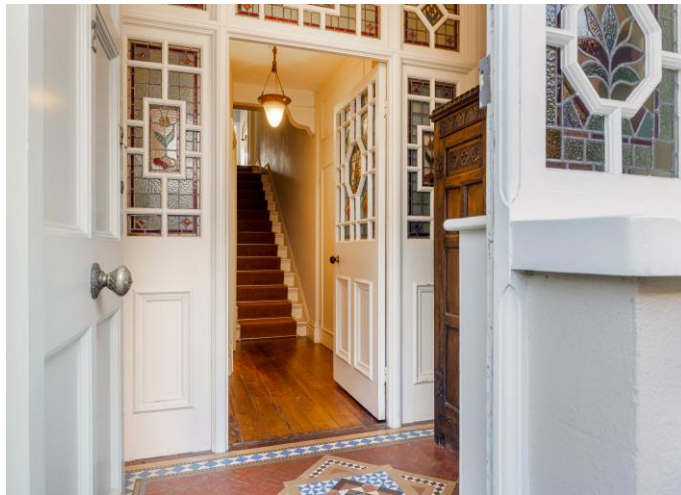
Positioned at the rear of the property this large south-facing room has dual aspect sash windows with garden views, and more distant views to Dartmoor. It has a double panelled radiator, four spotlights and wood effect flooring with sound insulating boards beneath.

Ground Floor

Approx. 22.0 sq. metres (236.4 sq. feet)



Total area: approx. 22.0 sq. metres (236.4 sq. feet)



VIEWING BY APPOINTMENT ONLY

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