



## Meldon View

2 Mill Street, Chagford, TQ13 8AW

**£249,500** Leasehold





### The Property

This is a beautifully presented, two bedroom apartment, in the Arts-and-Craft period Gladesville House set in the heart of Chagford. Featuring two spacious bedrooms, an efficiently designed kitchen, modern bathroom and a charming dining/sitting room with plenty of original features. It has its own private staircase leading to a large, sunny roof terrace with views of Meldon Hill and Dartmoor beyond, plus a large loft ensures plenty of room for storage. Currently let as a successful holiday let, this would make an ideal bolt hole, first time buy or investment with a new 999 year lease and ownership of a share of the freehold once the last apartment, of four, is sold. Fowlers strongly recommend viewing.

### Situation

Meldon 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.

### 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
- Superb two bedroom apartment
- Located in an attractive period property with original features
- Charming sitting/dining room
- Large roof terrace with views of Dartmoor
- Spacious loft with lighting
- 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	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

### Entranceway

Enter through a solid wooden door, with an original oak staircase and attractive carpet runner leading to the first landing where a panelled door enables access to the private staircase to Meldon View. Part way up the private staircase are UPVC double glazed sliding doors leading to the wonderful roof terrace. Carry on up the staircase to the top landing with some space for storage and a loft hatch. It has smoke alarm, pendant light, and double panel radiator. The substantial loft has a wooden pull down ladder, lighting and is boarded out - perfect for a large amount of storage. It measures 22'10 x 8'10 ( 6.7 x 2.5m) approximately.

### Hallway

The solid wood front door leads into the carpeted hallway with two spotlights and an intercom.

### Sitting/dining room

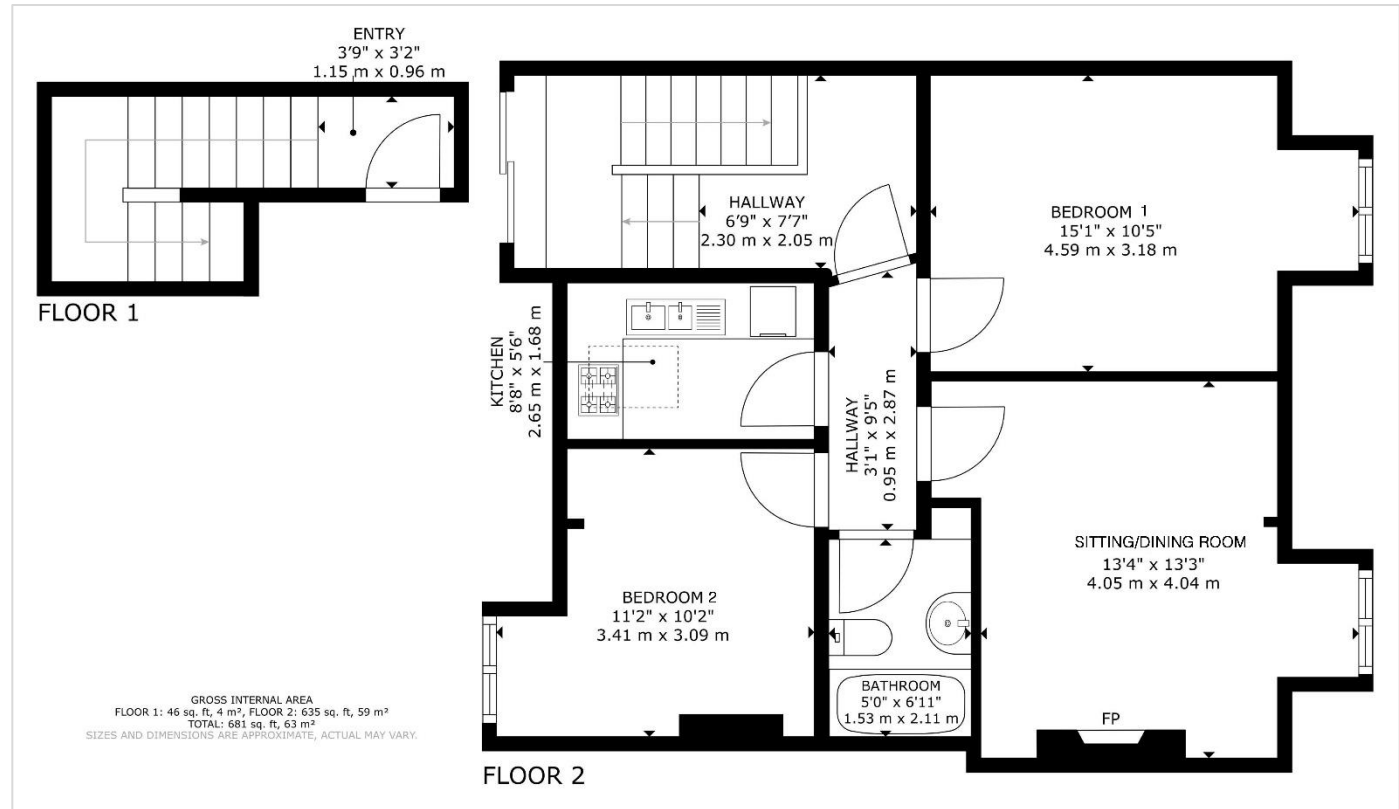
A charming sitting/dining room with an antique pine door, decorative cast iron fireplace, and ceramic tiled hearth, neutral carpet, and pendant light. There is also a large exposed wooden beam with bespoke ironwork, a high quality UPVC sash window with a deep window ledge, and two beautiful arts and craft stained glass windows with double panelled radiator below completes this attractive room.

### Kitchen

Entering through an antique pine door, this compact well laid out kitchen has an integrated electric oven with a four ring induction hob, dishwasher, expelair and a 1 1/2 bowl stainless steel sink with drainer and mixer tap. Ceramic tiling is above the composite kitchen work tops. It includes a UPVC double glazed dormer window, and laminate flooring.

### Bedroom 1

A spacious and light double bedroom with neutral carpet and a pendant light, picture rail and antique pine door. There is also a wooden beam with bespoke ironwork , a high quality UPVC sash window with a deep window ledge and two arts and craft stained glass windows with a double panelled radiator below.



### Bedroom 2

This is a bright, good sized double with neutral carpet, a radiator below a UPVC sash window with views to Meldon Hill, again a wooden beam with bespoke ironwork and a pendant light.

### Bathroom

This bathroom has a tiled floor, a bath with chrome shower over, mixer tap and folding shower screen. There is a low level w.c. pedestal wash basin, chrome radiator, four glass shelves and a spotlight with three lights. The bathroom is fully ceramic tiled.

### Roof terrace

A stunning south facing wooden decked roof terrace with an iron balustrade. With views of Meldon Hill and Dartmoor this is versatile space measuring 3m x 8m (9'11 x 26 ft) approximately.





#### VIEWING BY APPOINTMENT ONLY

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