



fowlers
properties

2 Turnlake Road
Chagford, Devon TQ13 8FF

£112,000 Leasehold
for 40% Share



The Property

2 Turnlake Road is a leasehold shared ownership property with the Aster Group. It offers the opportunity for a buyer with a Dartmoor connection to get on the property ladder and we are offering the current leaseholders 40% share for sale with the possibility of up to an 80% share subject to approval by Aster. The house is only 5 years old with the NHBC backed insurance guarantee still having 5 years to run. The house is presented in excellent order and it is fully double glazed and gas centrally heated with a highly efficient B rated EPC. This semi detached home has two parking spaces and a rear garden with a southerly aspect which is mainly laid to grass with a small patio. The accommodation comprises an entrance hall with a cloakroom/w.c., a living room and a kitchen/breakfast room on the ground floor, whilst upstairs there is a landing, bathroom and two double bedrooms. Fowlers strongly recommend viewing this home.

Situation

2 Turnlake Road is located just opposite the Primary school and Pre-school in Chagford and only one hundred metres from the Montessori school. The bustling town square is only about 400 metres away where there is a wide variety of day to day and specialist shops, pubs and cafes. This ancient Stannary town also has surgeries for doctor, dentist and vet, a library and good sports facilities with a football and cricket pitch, sports pavilion, tennis club, bowling club, skate park and play park and the town is surrounded by countryside, waterside and moorland walks. The A30 dual carriageway is only about 5 miles away and the county town of Exeter is approximately 20 miles.

Council tax band Band B

Tenure

Leasehold with 120 years unexpired. We are offering the 40% currently owned by the leaseholder. This would mean that a current rent of £426.91 pm will be payable to Aster in addition to any mortgage payments. It is possible to increase the share of ownership (staircasing) up to a maximum of 80% by also purchasing a share of ownership from Aster, and at this level the current rent payable would be £142.31.

There is also a Local Connection restriction which means that a purchaser must be living in Dartmoor National Park and have done so for at least the previous 12 months; or they have a strong local connection to Dartmoor National Park, for example they have worked in the Park for at least 2 years they have a family member living in the Park who has done so for a continuous period of at least 5 years or a significant part of their upbringing took place in the Park.

Service charge

£13 per month.

Directions

When approaching Chagford from the A 382 at Easton Cross, drive up to town and when you see the Primary school on your right, 2 Turnlake Road is immediately opposite.

Entrance

A slated canopy porch with an exterior light shelters the upvc multi locking front door.

- **A smart shared ownership property specifically for people with a Dartmoor connection**
- **40% to 80% ownership available through Aster Group**
- **Two parking spaces**
- **Nearby access to Primary and pre-school**
- **Entrance hall and w.c.**
- **Kitchen/breakfast room and separate living room**
- **Two double bedrooms and bathroom**
- **Full fibre connection and all mains services**
- **Double glazed and gas centrally heated with a B rated EPC**
- **A great opportunity to get on the housing ladder**

Entrance hall

This bright hallway has panelled doors to all rooms, a single panel radiator, pendant light point, the staircase to the first floor and wall mounted central heating controls.

W.C.

Fitted with a white suite of low level w.c. and a pedestal wash hand basin with tiled splashbacks, an obscure double glazed window, vinyl floor, pendant light point and a single panel radiator.

Kitchen/breakfast room

A bright room with a southerly aspect overlooking the rear garden. It has a broad upvc double glazed window with tiled sill and a part glazed double glazed door to the garden. It has ample room for a breakfast table and has a pendant light point above the dining area and a spotlight fitment for the kitchen area. it is fitted with a range of base and wall cabinets with wood effect roll top work surfaces, a 1 ½ bowl stainless steel sink, a stainless steel four burner gas hob with circulator hood and light above and an electric single fan oven and grill below. There is plumbing and space for an automatic washing machine, a half size dishwasher and a freestanding fridge/freezer. A kitchen cabinet conceals the Vaillant gas fired central heating boiler.

Living room

A bright double aspect room with upvc double glazed windows front and rear, two pendant light points, a TV point, double panel radiator and a large understairs cupboard.

First floor

The bright landing has a upvc double glazed window, a white painted balustrade alongside the stairwell, panelled doors to all rooms, pendant light point, single panel radiator and a built in linen cupboard with electric heater.

Bedroom 2

A double room with a southerly aspect and a upvc double glazed window. It has a pendant light point and a double panel radiator.

Bedroom 1

A double room with a southerly facing upvc double glazed window, pendant light point and a double panel radiator.

Bathroom

A spacious bathroom with a white suite comprising a panelled bath with a mixer tap, full height tiled splashbacks, a shower screen and built in thermostatic shower, pedestal wash hand basin with tiled splashback and a low level w.c. A shaver/light is wall mounted and there is an extractor fan and a single panel radiator.

Parking

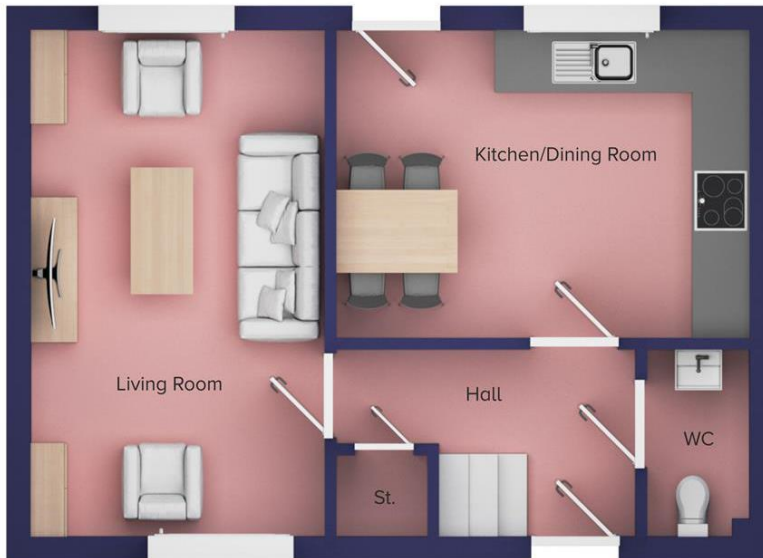
Adjacent to the adjoining semi detached home are two parking spaces, one behind the other.

Rear garden

A sunny enclosed garden with a rendered boundary wall to the road side, a hedgerow to the rear and a close boarded fence with the adjoining neighbour. It has a small paved patio and a path to the side gate and is laid to grass. there is an exterior light. A metal framed canopy porch shelters the rear door from the kitchen/breakfast room.

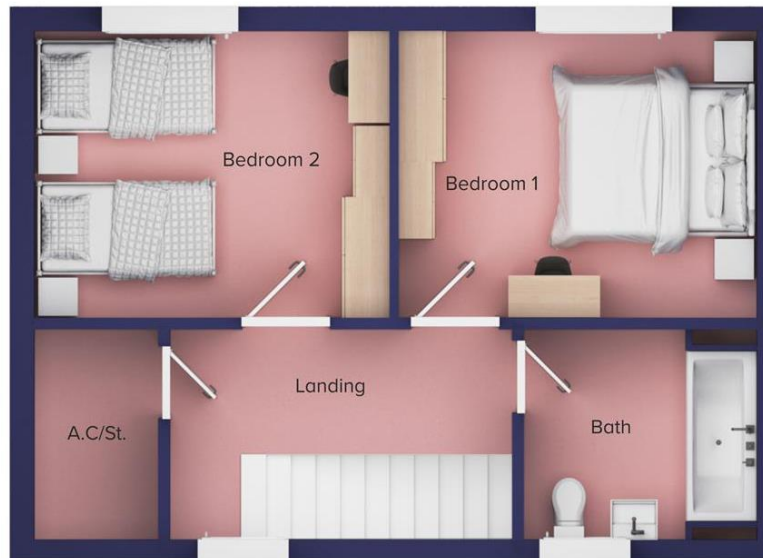


Dimensions	
Ground Floor	
Total	38.50 sq m
Kitchen/Dining Room	4.30m x 3.17 m
Living Room	3.00 m x 5.20 m
* All Dimensions are in m	
** All measurements are approximate	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		96
81-91 B	84	
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dimensions	
First Floor	
Total	38.50 sq m
Bedroom 1	3.65 m x 2.95 m
Bedroom 2	3.65 m x 2.95 m
* All Dimensions are in m	
** All measurements are approximate	



VIEWING BY APPOINTMENT ONLY

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