

Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

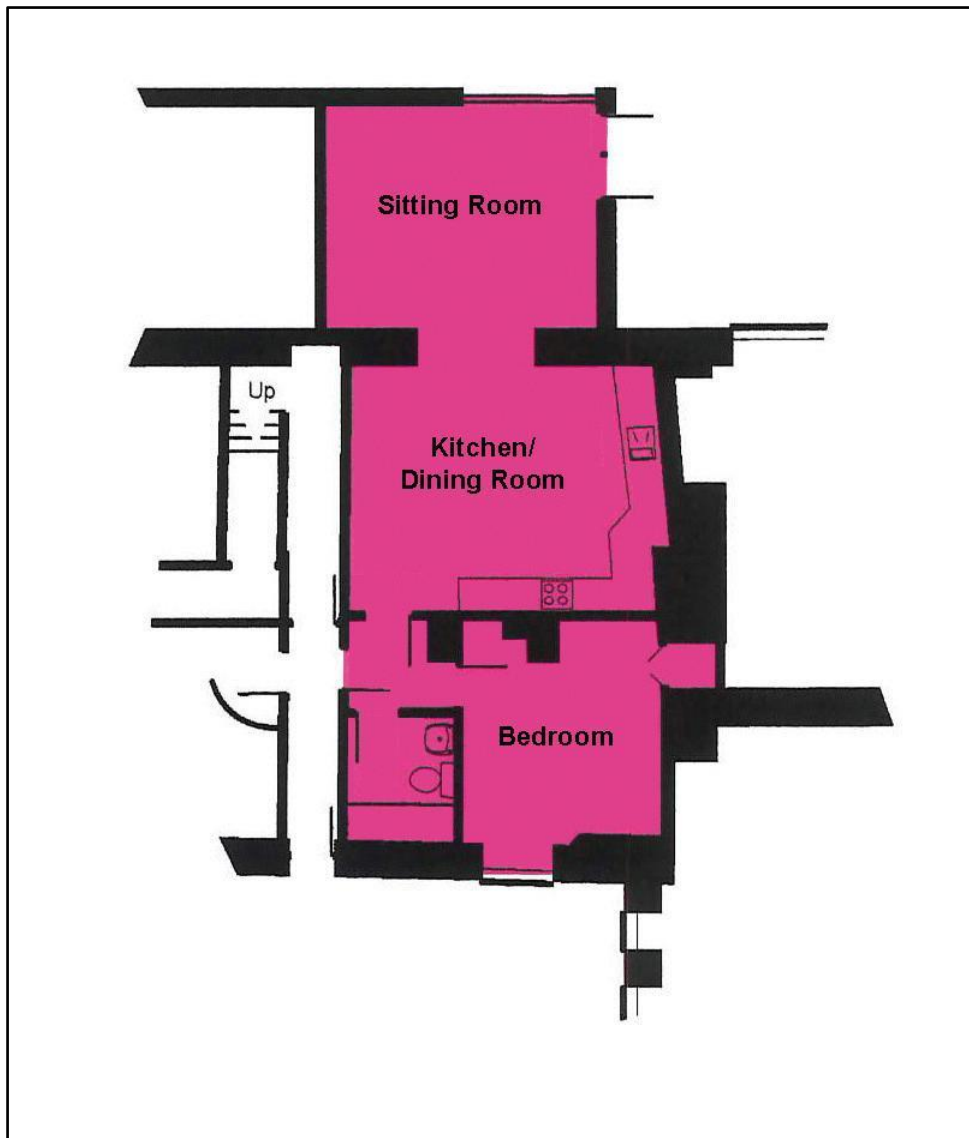
2 Moorlands , Chagford, Devon TQ13 8AN

Price : £239,950 Leasehold



- Close and virtually level walk to amenities • Parking space •
- Well maintained and attractive communal gardens • All the accommodation is on a single level •
 - Entrance hall • Big kitchen/dining room with fitted major appliances •
- Large bright sitting room with patio access • Newly fitted shower room and double bedroom •
 - Mains gas fired underfloor heating • Air circulation and heat recovery system •





The Property

2 Moorlands is a well presented apartment entirely on one level, on the ground floor and enjoying direct level access to the patio and gardens with a superb view over the gardens to the countryside and moor. The apartment has full gas fired underfloor heating and an air circulation and heat recovery system throughout. The accommodation comprises an entrance hall, newly fitted shower room, a double bedroom, a big kitchen/dining room and a large sitting room. The communal gardens are very well maintained and south facing with views and a single parking bay included. Fowlers strongly recommend a viewing.

Situation

Moorlands is situated only about 200 metres from the Square in the bustling ancient Stannary town of Chagford. The town has a wide variety of day to day and specialist shops, pubs and cafes as well as surgeries for the doctor, dentist and vet. There is a primary school, pre-school and Montessori, a parish church, Roman Catholic church and a chapel. Chagford is surrounded by countryside, riverside and moorland walks yet is only 5 miles from the A30 dual carriageway and 20 miles from Exeter.

Accommodation

Communal entrance

This communal entrance is used by three flats and has an entry phone, a door mat and carpet.

Entrance hall

Newly carpeted and with two LED downlighters, one wall light point and an entry phone.

Shower room



The shower room is newly fitted with a fully tiled oversize shower with a glazed shower screen, a rain shower head and a shower wand. There is a fitted wash basin and a low level w.c. with a concealed cistern. A shaver/light is fitted, a heated towel rail and there are LED downlighters and an extractor system plumbed into the air circulation and heat recovery system.

Bedroom 10' 2" x 11' 1" (3.10m x 3.38m)



A double bedroom with built in recessed shelves and a recessed closet area. There is a broad window sill and display plinth, two wall light points and an air circulation and heat recovery system vent. There is a cupboard concealing a Vaillant gas fired central heating boiler for the underfloor heating. A cupboard conceals the electrical circuit breakers and there are also ample power points and a TV point.

Kitchen/diner 15' 2" x 12' 9" (4.62m x 3.88m)



A really spacious room which opens through a broad arch to the sitting room. The kitchen/diner is recently re-carpeted and has a vinyl floor in front of the kitchen cabinets. The kitchen itself has a wide range of base and wall units with granite effect roll top work surfaces with a stainless steel sink and an integrated built in four burner gas hob with an extractor hood and light above and a Neff fan oven and grill below. The kitchen also has a built in fridge and freezer, a washer drier and a dishwasher. There are nine downlighters and a stainless steel sink. The room has ample space for quite a large dining table and chairs as well as a dresser or sideboard.

Sitting room 15' 4" x 12' 1" (4.67m x 3.68m)

A light room which is south and west facing with a view over the communal garden and access to the patio. There are five double glazed windows, three of which are opening doors. The room is fitted with an air circulation vent, four downlighters, two wall light points, ample power points, a thermostat for the underfloor heating and a TV and satellite point.

Exterior



Communal garden



A lovely south and west facing garden superbly maintained and with a patio area and views of the surrounding moorland and countryside.

Front



No.2 Moorlands has a numbered parking bay and there is one visitor space on site.

Services

Mains gas, water, electricity and drainage.

Council tax band

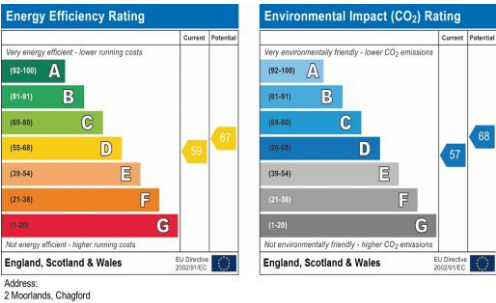
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Tenure

The property has approximately 980 years remaining of the original 999 year lease. An owner will also be a part owner of the Moorlands Management Company which owns the freehold. The maintenance charge is currently £230.00 per month.

Directions

From Fowlers walk to the top of the Square and turn right into Mill Street. Walk along Mill Street for about 200 metres and the entrance to Moorlands is on the left. On the left of the building frontage is a front door which is used by 1, 2 and 6, go into the communal hall and the front door on the right is for No 2.



Viewing by appointment only

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