



## Greenacres Manor Road, Chagford, Newton Abbot, Devon TQ13 8AS

---

Greenacres is a Victorian three storey building converted in to apartments with communal garden, rural views and private parking. Meldon is a spacious two bedroom ground floor apartment comprising sitting/dining room, kitchen, bedroom one with ensuite, main bathroom and direct access to communal garden.

A38 4 miles / Okehampton 11 miles / Exeter 20 miles

• Available Now • Term 6/12 months • Open Plan Kitchen/Living Area • Ground Floor Apartment • Bedroom One with Ensuite • Communal Gardens • Deposit: £1153 • Council Tax Band D • Pets Considered (Terms Apply) • Tenant Fees Apply

### £1,000 Per Calendar Month

01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)



## DESCRIPTION

Greenacres is a Victorian three storey building converted in to apartments with communal garden, rural views and private parking. Meldon is a spacious ground floor apartment comprising sitting/dining room, kitchen, bedroom one with ensuite, main bathroom and direct access to communal garden. Sorry No Pets. Available Now. Deposit £1153. Council Tax Band D. Tenant Fees Apply.

## ACCOMMODATION

Front door opens into -

### HALLWAY

Intercom, two storage cupboards (one walk in) and radiator.

### KITCHEN

**8'2" x 7'2"**

Floor and wall mounted cupboards and drawer units, Built in oven with four ring gas hob and extractor over. Sink with drainer and mixer tap. Appliances include integrated fridge, dishwasher and washing machine. Cupboard housing boiler. Window to the side aspect.

### SITTING / DINING ROOM

**16'8" x 13'2"**

Electric fire with mantle over. Window to the rear aspect and doors out to the communal garden. Dresser and Radiator.

### BEDROOM ONE

**14'1" x 9'10"**

Window to the side aspect, built in wardrobe and radiator.

## ENSUITE

Shower, low level WC and wash hand basin. Two x mirrors, radiator and shelves.

## BEDROOM TWO

**13'5" x 10'5"**

Window to the rear aspect, built in wardrobes and radiator.

## BATHROOM

Bath with shower hose over, wash hand basin and low level WC. Mirrored cabinet and radiator.

## OUTSIDE

Communal gardens with seating area and lawns. Allocated parking 1 x vehicle and guest parking available.

## COMMUNAL AREAS

Utility room with sink.

## NOTE

The items of furniture seen in photographs can remain in the property or be removed.

## SERVICES

Mains gas, electric and water. Council Tax Band D.

## DIRECTIONS

What3Words : [airliners.starting.twists](#)

## SITUATION

The property is situated within walking distance of the centre of the





sought after moorland town of Chagford. The ancient stannary town offers a wide variety of day to day specialist shops, primary school, Montessori pre-school, parish church, doctor and dentist surgeries, library, pubs and hotels. There are excellent sports facilities including a football pitch, cricket pitch with pavilion, bowling club, small gym in the clubhouse, tennis courts and seasonal open air swimming pool. The town is easily accessed via the A30 dual carriageway, which is four miles away at Whiddon Down with Cornwall in the west and the university and cathedral city of Exeter approximately twenty miles to the east. Exeter offers a wide range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. Exeter has two mainline railway stations on the London Waterloo and Paddington lines. Exeter International Airport lies about four miles east of the city. Due to its position within the Dartmoor National Park, there are many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

### LETTINGS

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished or part furnished and is available immediately. RENT: £1000 pcm exclusive of all charges. Children/pets considered. Where the agreed let permits pets the RENT will be £1025. DEPOSIT: £1,730, returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in

accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

### HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

### TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.







*IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.*



21/22 Southernhay West, Exeter, Devon, EX1 1PR  
01392 671598  
rentals.exeter@stags.co.uk



@StagsProperty



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

stags.co.uk