STAGS



High Acre Broomhill

High Acre, Broomhill, Chagford, Newton Abbot, Devon TQ13 8DD







Town Centre 0.5 Miles. A30 5 Miles, Exeter 21 Miles.

A well presented chain free, detached dormer bungalow set in approximately 0.49 acres.

- Kitchen/Breakfast Room
- Sitting/Dining Room
- Study and Garden Room
- Shower Room And Bathroom
- Two Bedrooms
- Large Gardens, Parking And Garage
- No Chain
- Freehold
- Council Tax Band F
- EPC Band E

Guide Price £660,000

SITUATION

High Acre occupies an enviable position, situated towards the end of a private no through lane on the fringes of the Dartmoor town of Chagford, lying within the Dartmoor National Park. This ancient Stannary Town has an excellent range of shops, services and facilities, pubs, hotels and restaurants. There is a modern primary school, montessori pre school, library, parish church, health centre, veterinary and dentist surgery. The town also boasts excellent sports facilities including a clubhouse and gym, cricket pitch, bowling green, football pitch, tennis courts, and a seasonal open-air swimming pool. From Chagford there is easy access to the A30 dual carriageway providing a direct link west into Cornwall and east to the Cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections. Okehampton is also easily accessible with its extensive range of shops, services, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

DESCRIPTION

High Acre is located in a delightful town edge location, nicely set within its own gardens of approximately 0.49 acres, with views to the rear over the surrounding town and countryside. Within recent years, the property has undergone a comprehensive programme of renovation and modernisation completed in 2023. These extensive works include a newly fitted kitchen, stylish family bathroom and shower room, replastering and redecoration, new carpeting, quality oak internal doors and skirtings throughout, a new fireplace and gas stove, and a modern 'Vaillant' mains gas combi boiler. Further benefits include an ample parking and turning area, together with an integral garage with utility area to the rear. The property is offered with no ongoing chain.

ACCOMMODATION

Via oak front door to ENTRANCE HALL: Staircase to the first floor, large shelved understairs cupboard, doors to, SHOWER ROOM: Walk in shower area with fitted thermostatic shower. pedestal wash hand basin and WC. Double glazed window to front elevation. Tiled floor.
SITTING/DINING ROOM: A light dual aspect room with two large double glazed windows looking across the garden to countryside views, double glazed patio doors to patio and garden. Fireplace with a fitted gas, real flame effect stove. STUDY: From the hall and leading to the garden room is a study with double glazed window to the front elevation and telephone point. GARDEN ROOM: A light triple aspect room overlooking the garden with two large double glazed windows and patio doors to the garden. KITCHEN/BREAKFAST ROOM: A light dual aspect room with four double glazed windows overlooking the garden. Modern range of base cupboards with slate worktops over, inset sink and drainer. Space for under counter fridge, freezer and electric cooker. Space for a breakfast table. Door to REAR LOBBY: Door to garden, fitted slate shelf with wall mounted cupboard over. Door to integral garage.

FIRST FLOOR LANDING: Two double glazed windows to rear, doors to, BEDROOM 1: A spacious rear facing double bedroom with double glazed window to rear with attractive views. Fitted wardrobes with shelving and hanging rail, eaves storage. BEDROOM 2: An east facing double bedroom with window to front aspect, eaves storage and hanging space. FAMILY BATHROOM: White suite comprising timber panelled bath with tiled surrounds, pedestal wash hand basin and WC. Fitted bathroom cabinet and double glazed window to side aspect.

OUTSIDE

Access is via a private road with a five bar gate opening to the driveway, providing parking and turning for numerous vehicles. GARAGE: With electric roller shutter door and double glazed windows to side. Fitted worktop with inset sink and drainer, cupboards below and space and plumbing for washing machine and tumble dryer. 'Vaillant' mains gas fired combi boiler, gas and electric meters. Generous gardens surround the property and are primarily laid to lawn with a number of fruit trees, flower beds, shrubs and bushes. There is a rear patio seating area adjacent to the property, taking in the view across the gardens and countryside beyond and a small pond. At the rear there is an access door to CELLAR STORAGE under part of the property (low head height). The plot extends to approximately 0.49 acres.

SERVICES

Mains gas, electricity and water. Private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.
Broadband Coverage: Superfast upto 70 Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Mobile Coverage: EE and 02 Good outdoor, variable in home. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes the postcode is TQ13 8DD.
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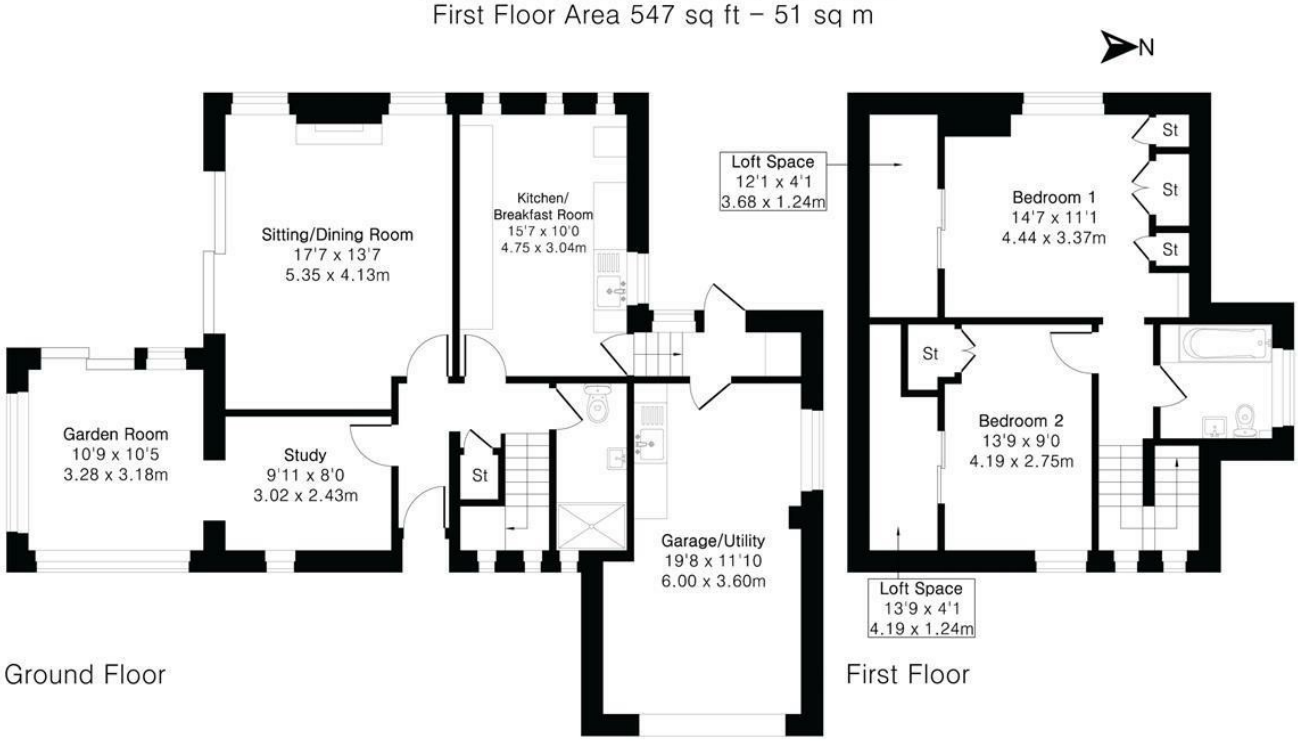








Approximate Gross Internal Area 1540 sq ft - 143 sq m
(Including Garage)
Ground Floor Area 993 sq ft – 92 sq m
First Floor Area 547 sq ft – 51 sq m



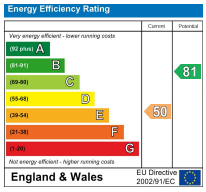
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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. Purchasers 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.

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