

fowlers
properties



9 Moorlands
Chagford, Devon TQ13 8AN

£325,000 Leasehold



The Property

Converted from a former hotel about 21 years ago, No.9 Moorlands is a bright and spacious home on the first floor enjoying plenty of good natural light through large sash windows. The apartment has a private entrance hall from the communal lift lobby, a big, bright living room, a well specified kitchen with most major appliances, a bathroom, a main double bedroom with ensuite shower room and a second double bedroom. The apartment has an air circulation and heat recovery system to compliment the gas fired central heating to radiators. There is a single reserved parking space and access via the ground floor lift lobby to the pathway to the attractive communal gardens which have a gravelled sitting area, lawns and a small orchard. Fowlers strongly recommend viewing this lovely home.

Situation

Moorlands is only about 150 metres from the bustling town square in the ancient Stannary town of Chagford. There is a gentle gradient to The Square where there is a wide variety of day to day and specialist shops, four pubs, cafes and restaurant. Chagford has a Parish church, Roman Catholic church and chapel, a Primary school, pre-school and Montessori, library and surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks and there are good sports facilities with a football and cricket pitch, a sport pavilion, gym, tennis club, bowling club and an open air swimming pool in the summertime. The A30 is about 5 miles away at Whiddon Down and Exeter is approximately 20 miles.

Services Main gas, electricity, water and drainage.

Council tax band Band E

Tenure

Leasehold with approximately 978 years unexpired.

Management charges

Presently the management charges are £350 pm. This includes block insurance, the cleaning of communal areas, garden maintenance and a reserve for future maintenance works.

Directions

From Fowlers double doors walk to the top of The Square and turn right into Mill Street. After about 150 metres you will come to Moorlands on the left. Take a diagonal across the parking area and in the corner is the door to the communal lift lobby where there is an Entryphone instrument.

Communal hall

The ground floor communal hall is slate floored and has underfloor heating and access to the stairwell and the lift. On the first floor is a communal lift landing and to the left when leaving the lift is the front door for no.9.

- A spacious and bright first floor two double bedroom apartment
- Communal entrance with lift
- Well tended communal gardens
- Leasehold with approximately 978 years unexpired
- Private entrance hall
- Large living room with triple aspect
- Generous kitchen with most integral major appliances
- Bathroom
- Ensuite main double bedroom
- Gas fired central heating and air circulation and heat recovery system



Private entrance hall

A thick panelled self closing fire door leads into a hallway with a high ceiling, a wall light fixture, panelled doors to all rooms and a large east facing sash window with a double panel radiator beneath. A door leads to an inner lobby where there is a built-in cupboard with the new circuit breaker box, the air circulation and heat recovery plant and space for general storage.

Kitchen

The kitchen has three large sash windows allowing in plenty of natural light. There are six LED downlighters, an air circulation vent, a vinyl floor and a range of floor mounted base cabinets with oak cupboard and drawer fronts, extensive worktops and integral appliances that include a gas hob, a circulator hood and light, a single fan oven and grill, a dishwasher, fridge, freezer and an automatic washing machine. There are wall mounted display shelves and a Vaillant mains gas fired central heating boiler and timer and a double panel radiator.

Living room

A bright, spacious room with plenty of space for a pair of sofas, easy chairs and a good size dining table. The ceiling is high with two air circulation vents and there are five wall light fixtures, a TV/media panel, deep window sills and two double panel radiators. There is a good view across the road to the Chagford Bowling Club green.

Bathroom

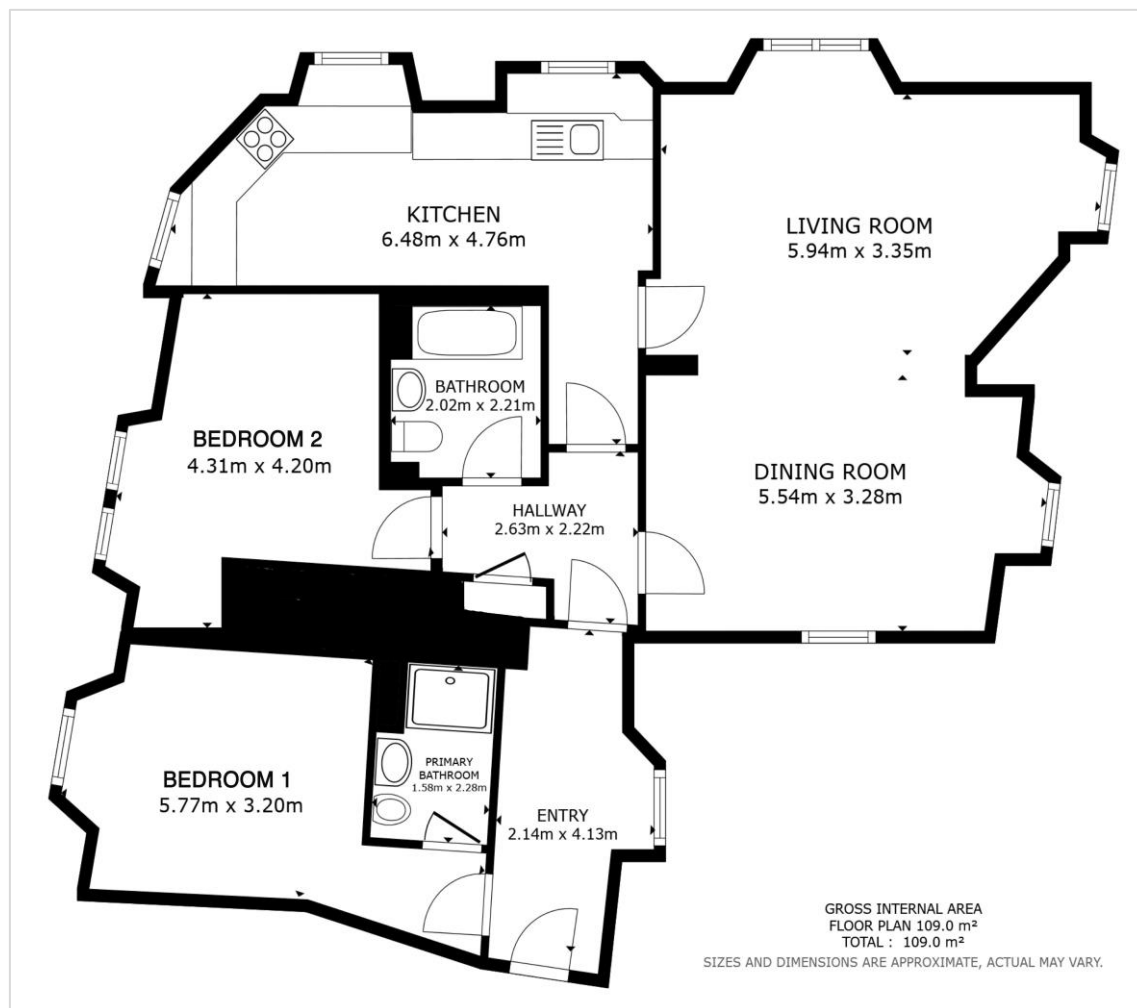
Fitted with a white suite of pressed steel bath with a wood panelled side set into a fully tiled recess with shower/mixer tap and shower curtain rail. There is a wall mounted shaver/light above the wash hand basin which is set into a marble vanity surface that also conceals the cistern for the low level w.c. The wall mounted heated towel rail is dual fuel and there are three LED downlighters, an extractor/air circulation vent and a vinyl floor.

Bedroom 1

A double bedroom with a high ceiling and a double glazed sash window with a deep sill. There are three wall light points, a TV point, plenty of power points, a double panel radiator and an air circulation vent. A panelled door leads into the ensuite shower room.

Ensuite shower room

A shallow step leads up to the fully tiled shower which has fitted handles for access and a glazed screen and door and built in thermostatic shower. A wash hand basin is set into a marble vanity surface and that also conceals the cistern for the low level w.c. A shaver point is fitted, an air circulation vent, a mirror, two LED downlighters and a dual fuel heated towel rail.



Bedroom 2

A second double bedroom with two double glazed sash windows and deep sills, a high ceiling, three wall light fixtures, an air circulation vent and a double panel radiator.

Exterior front

At the front of Moorlands are a series of numbered single parking spaces with corresponding numbers to the apartments. There is a slope to the bin storage area and to the gas meter cupboards.

Exterior rear

From the ground floor lift lobby there is a door to a paved path which runs along the side of the building to a flight of steps up to the communal gardens. The gardens are mostly laid to grass with lawns on two levels and a sloping pathway to link them. In a sunny corner of the gardens is a gravelled sitting area. and at the top of the gardens is a small orchard.



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