



3 Moorlands

Mill Street, Chagford, TQ13 8AN

RENDELLS

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Guide Price £275,000

A sublime ground floor apartment, presented to an exceptional standard throughout ,with private parking and a short stroll from the Town Centre.

- **Exquisite Ground Floor Apartment**
- **Two Double Bedrooms**
- **Large Living Room**
- **Modern Kitchen**
- **Wet Room and En Suite Shower Room**
- **Allocated Parking Space**
- **French Doors on to Communal Gardens**
- **Easy Access to the Town Centre**
- **Long Leasehold**
- **NO ONWARD CHAIN**

Situation:

The property is situated at the heart of Chagford, which offers a great variety of independent shops, pubs, and eateries as well as a great selection of community clubs and activities. There is also an open air swimming pool operating during the summer months. Bovey Castle, renowned for its excellent facilities and Golf Course, is only 5 miles distant.

The A30 dual carriageway is 5.5 miles to the north, giving access to the beaches of Cornwall in the west and the Cathedral City of Exeter in the east with a wide variety of amenities and providing access to the M5, mainline railway and international airport. Additionally, Okehampton Railway Station with regular services into Exeter is only 7 miles distant.

Description:

This exceptional apartment forms part of a converted, Grade II listed former hotel situated at the heart of Chagford. Meticulously renovated by the present owners, the property is presented in first class order throughout, including a modern kitchen, wet room and en suite shower room. The interior decorations and floor coverings are of the highest quality.

Worthy of particular note is the allocated parking space - a real rarity for the town, and the apartment offering direct access into the manicured communal gardens, ideal for sitting out to enjoy the sun throughout the day.

This is a superb opportunity in an extremely convenient position, within east reach of the excellent local amenities. Must be viewed.





General Remarks & Stipulations:

Tenure: Remainder of a 999 year lease with vacant possession. Present service charges of £4,200 per annum. Purchaser's should clarify this information with their legal representative.

Council Tax: Band D. £2691.30 pa for 2026/2027

EPC: Rating D

Services:

All mains services are connected.

Broadband available up to 80 mbps (Source Ofcom)

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

What3Words location: control.invents.airstrip





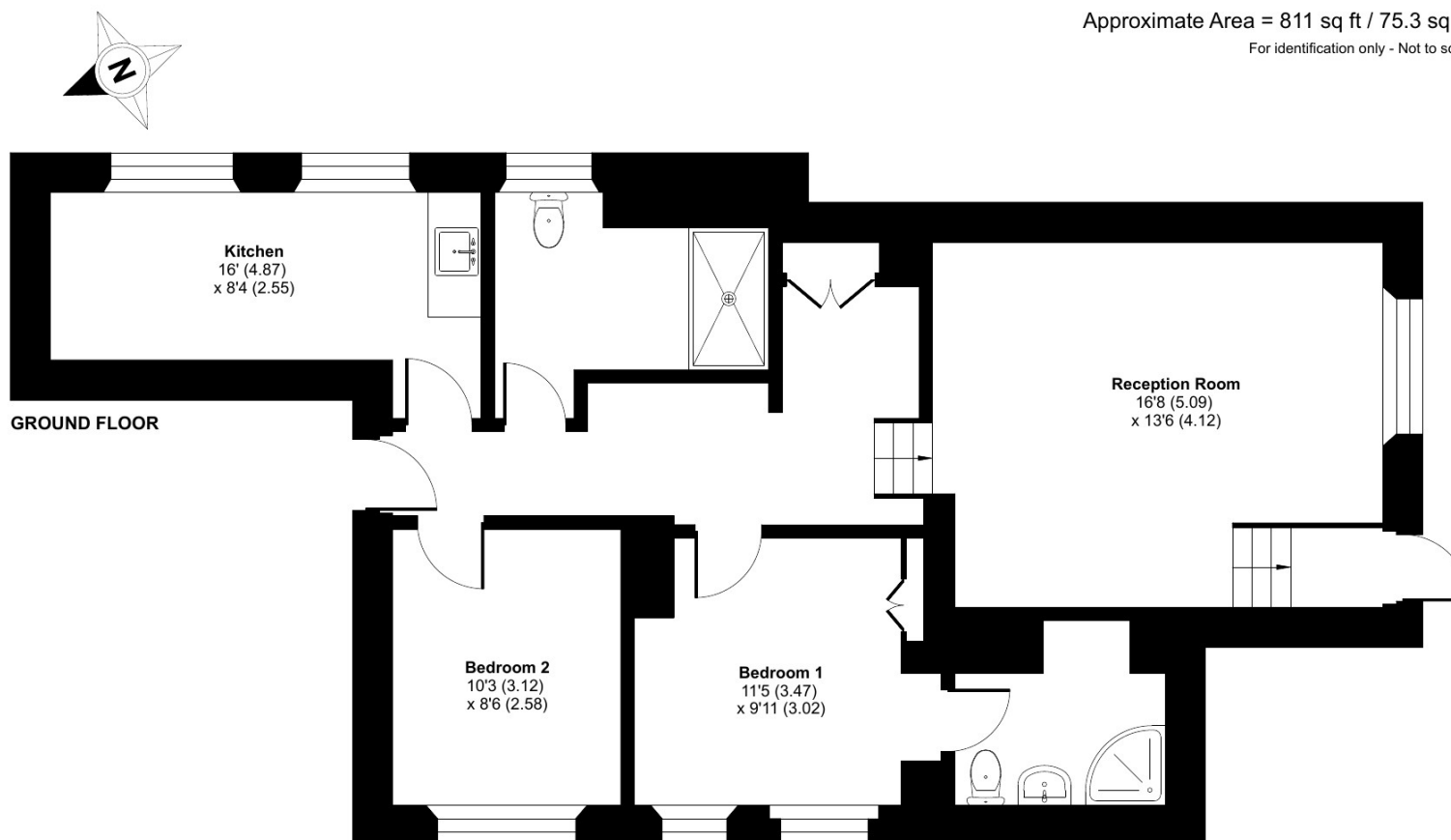




Moorlands, Mill Street, Chagford, Newton Abbot, TQ13

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1488427

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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