



6 Stannary Place

Chagford, Newton Abbot TQ13 8SY

RENDELLS

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Chagford, Newton Abbot TQ13 8SY

Asking Price £415,000

A well presented modern detached two bedroom bungalow tucked away on this small development located within a short level walk of the main square. Benefiting from allocated off street parking and a low maintenance garden and offered with no upward chain.

Situation:

The property is situated a very short walk to the centre of the picturesque old market town of Chagford, deep in the Dartmoor National Park and is a superb location from which to access the open spaces of the high moor as well as the wooded, pastoral landscape of the nearby Teign Valley. With a thriving community, it has a comprehensive range of shops and other facilities including, inns, a primary school, medical, dental and veterinary facilities and churches.

Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access to the motorway and rail networks as well as the cathedral city of Exeter where all major facilities can be found. There are good public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls, tennis and a seasonal open-air swimming pool as well as a golf course nearby at Bovey Castle.

Description

No 6 is believed to have been built in the late 1990's as part of this small mixed development of houses and bungalows. It is a well presented and comfortable bungalow within very easy reach of the town centre. The interior is bright and well lit with good sized connecting reception rooms and the bonus of a separate utility room. There is mains gas central heating and double glazing to all windows. It is well suited to all types of buyers given its excellent location and is offered with no upward chain.

Accommodation:

The front door opens into a hall with doors to all rooms. To the right is the good sized Kitchen Diner offering a good range of wall and floor units and gas hob, electric oven and grill, and spaces for dishwasher and fridge. Off the kitchen is the Utility Room housing the gas boiler, a sink unit and space for washing machine. Connecting doors open through to the spacious Living Room with a feature granite fireplace and electric fire and French doors to the patio garden.

To the left of the front door are two double bedrooms both with fitted wardrobes. The bathroom has both a bath and separate shower cubicle along with WC and hand basin. Unusually for a property of this size there is also a separate cloakroom.

Outside:

Double doors from the Living Room lead to a south facing paved garden bounded by wooden fencing and some raised flower beds planted with a variety of flowers and shrubs. The whole garden is loosely divided into three areas with the low maintenance paved seating area adjacent to the Sitting Room leading through to a gravelled area with a useful timber storage shed. To the side is a further gravelled area with a gate leading out to the front of the property.

There is an allocated parking space to the front with some visitor spaces.





Services:

Mains gas, electric, water and drainage. Mains gas central heating. Superfast broadband available up to 80mbps (Source Ofcom)

Planning Authority:

Dartmoor National Park, Parke House, Bovey Tracey—01626 832093

Council Tax:

Band D (£2,437.18 for 2024/25). West Devon Borough Council.

Energy Performance Certificate:

Rated D64 with potential for B83

Tenure:

The property is freehold and is being sold with either vacant possession or with the existing Tenancy Arrangement, which would provide a useful investment vehicle.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

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.

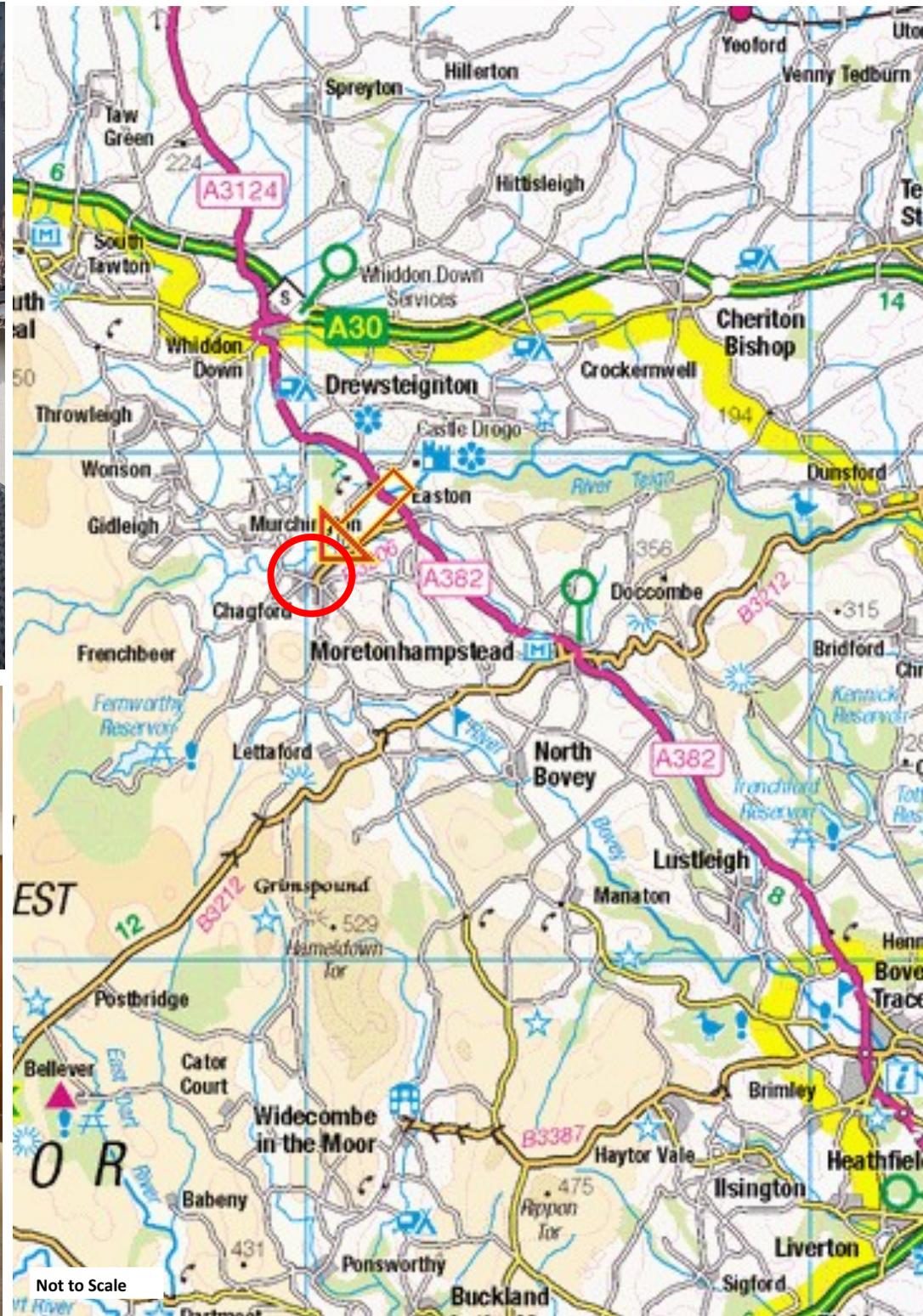
Directions:

From our offices turn right into Lower Street and follow the road to the top of the square. Turn left and pass the church, turning right into New Street at the art gallery. Take the first right turn into Stannary Place and after a short distance turn left into the shared parking area. The property will be directly facing you.

What3Words location: outbound.massive.hillsides

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Not to Scale



Total Area: 80.5 m² ... 867 ft²

All measurements are approximate and for display purposes only

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.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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.