



fowlers
properties

1 Moorlands
Chagford, Devon TQ13 8AN

£245,000 Leasehold



The Property

Moorlands was converted about 20 years ago and features a Georgian listed frontage with a fully refurbished building behind. There are twelve apartments of various sizes and all have the benefit of parking and a lovely communal garden which is well tended and enjoys great views. No.1 Moorlands is smart and well cared for with a private entrance hall, a living room with study/dining area and sitting area, a fitted kitchen with some fitted major appliances, a shower room and a double bedroom. The apartment is double glazed to the non-listed rear elevation, has gas fired underfloor heating and a built-in air circulation and heat recovery system. The purchaser of this apartment will also become a joint equal share owner of the company that owns the freehold of the building. Fowlers strongly recommend viewing this property to fully appreciate it.

Situation

Located just a short walk with a gentle gradient from the bustling town square in Chagford. This ancient Stannary town offers a wide variety of day to day and specialist shops, four pubs, cafes and surgeries for doctor, dentist and vet. It has a Parish church, Chapel and Roman Catholic church, a Primary school, pre-school and Montessori. The town is surrounded by countryside, riverside and moorland walks. There are good sports facilities with a football and cricket pitch, a bowls club, tennis club, skate park, children's playground and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Services

Mains water, drainage, electricity and gas.

Council tax band Band C

Tenure

Leasehold with 978 years unexpired. The purchaser of this lease also becomes an equal shareholder of the company that owns the freehold.

Management fees

The fees are currently £350 pcm. They cover cleaning of communal areas, gardening, block insurance and a contribution to a future maintenance fund.

Directions

From Fowlers offices walk to the top of The Square and turn right into Mill Street. About 150 metres along on the left is the cream painted frontage of Moorlands and No.1 is in the left hand corner of the building.

- A comfortable ground floor apartment with an easy access patio
- Communal gardens
- Mains gas fired underfloor heating
- Entrance hall and store cupboard
- Double bedroom with fitted double wardrobe
- Double size shower in shower room
- Study/dining area
- Sitting area with patio access
- Reserved single parking space
- Easy walk to the bustling town square

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Communal entrance

In the left hand corner of Moorlands is a small doorway which leads to a communal hall that serves three apartments. The door to No.1 is inside on the left.

Hallway

The hallway has a broad panelled front door and a curved feature wall that leads to the bedroom, shower room and living spaces. It has a built-in storage closet and light hardwood finished doors. There is a wall light point, a ceiling recessed LED downlighter, an 'entryphone' system and an alarm panel. The circuit breaker box is in the closet.

Bedroom

A modest double bedroom with underfloor heating, an individual thermostat, a large single glazed sash window with deep sill, an air circulation and heat recovery vent, two wall light points and a fitted double wardrobe with hanging rail, shelving and top cupboards.

Shower room

Fitted with a double size shower with glazed shower screen door, built in thermostatic shower and fully tiled walls. There are two ceiling recessed LED downlighters, an extractor fan, a low level w.c. with concealed cistern, a marble vanity top with an inset basin and mixer tap, a shaver point and built in recessed shelves.

Living room

Dining/study area

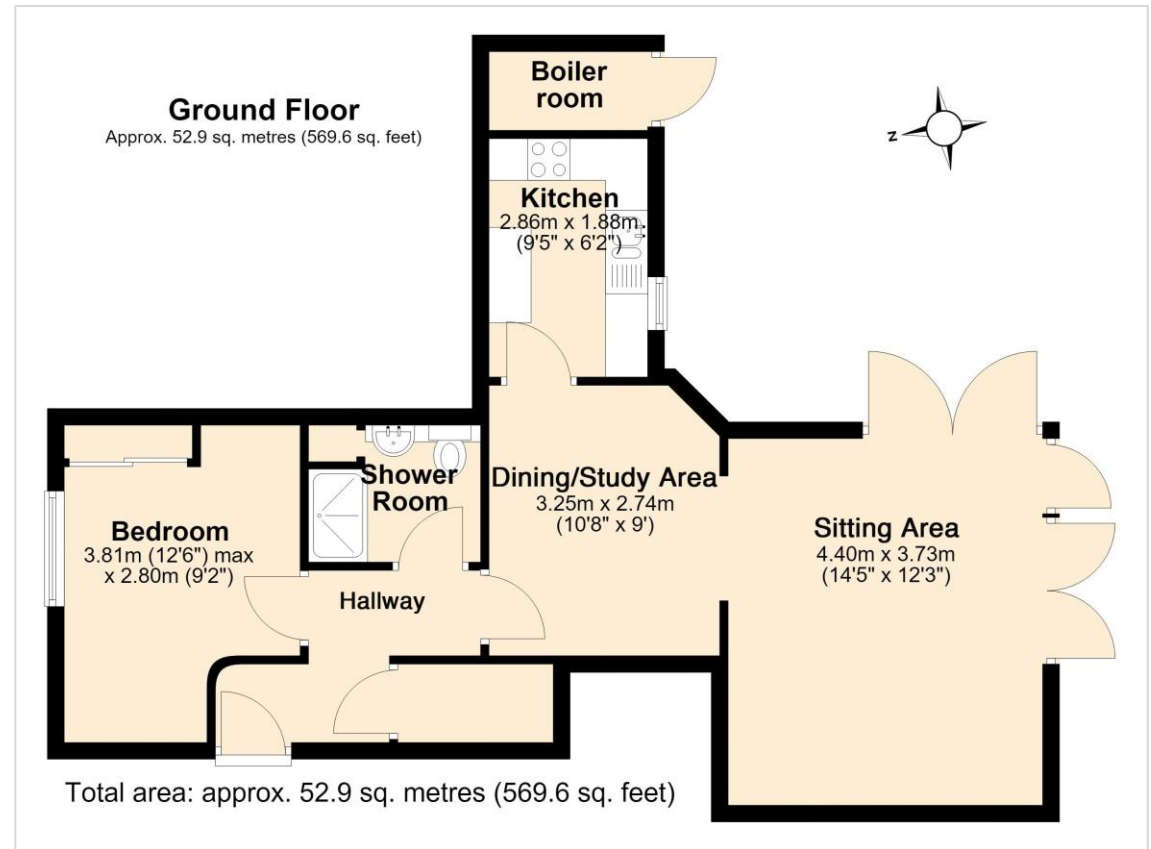
Leading into the sitting area, this dining/study space is large enough for a desk or dining table and has two wall light points, four LED downlighters and a wall mounted thermostat for the underfloor heating. An archway and reclaimed pine door lead to the kitchen.

Sitting area

A bright room with three double glazed opening picture window doors and a pair of double glazed doors to the secluded patio. There are two wall light points, a TV/satellite point and an air circulation and heat recovery vent.

Kitchen

A single step leads up to the kitchen from the dining/study area through the arched doorway. It is fitted with a range of base and wall cabinets with stone effect worktops and tiled splashbacks and a single drainer 1½ bowl sink with mixer tap set beneath the double glazed sash window. It has a four burner gas hob with extractor hood and light above, a single electric fan oven and grill, an integral washer drier and a fridge freezer. There is a shelved cabinet with roller shutter door, and there are four ceiling recessed LED downlighters and a wall mounted central heating timer.



Exterior

Patio and communal garden

Immediately outside the sitting area double doors is a secluded, paved patio with an exterior light and space for table and chairs. A paved path leads around to the communal gardens which have two lawns, paved steps and a ramp for access and a gravelled sitting area for residents use. There are super countryside views from the gardens. The gardens are maintained with funds from the monthly management fees.

Boiler room/storage cupboard

Accessed from the patio. This cupboard houses the Worcester gas fired central heating boiler and is ideal for garden furniture.



VIEWING BY APPOINTMENT ONLY

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