



fowlers
properties

2 Moorlands

Mill Street, Chagford, Devon TQ13 8AN

£250,000 Leasehold



The Property

Moorlands is a smart apartment building with a Grade II listed Georgian frontage and twelve apartments. It has a well maintained communal garden and patios and off street parking for each apartment. No.2 is a ground floor property with about 980 years of its lease unexpired. It has direct level access to the garden and patio at the rear and just one step up to the front door. The accommodation comprises a private entrance lobby, a smart refitted shower room, a double bedroom, a large kitchen/dining room with fitted kitchen and most major appliances and a generous sitting room with picture windows and views across the countryside to the moor. The apartment is well presented and Fowlers strongly recommend viewing.

Situation

Moorlands is only about 150 metres on a very gentle gradient from the bustling town square where there is a wide variety of day to day and specialist shops, four pubs and cafes. Chagford has a Parish church, Roman Catholic church and chapel, a Primary school, pre school and , Montessori, a library and surgeries for doctor, dentist and vet. The town is surrounded by countryside, moorland and riverside walks and sports facilities include a football and cricket pitch with a pavilion, a bowling club, tennis club, a play park and skate park. The A30 dual carriageway is approximately 5 miles away and Exeter is about 20 miles.

Services

Mains gas, water, electricity and drainage.

Council tax band

Band C

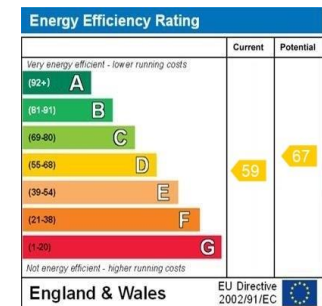
Tenure

Leasehold with about 978 years unexpired. A new owner will also be a part of the Moorlands Management Company which owns the freehold. The maintenance charge is currently £350.00 per calendar month and this covers block insurance, garden maintenance, communal lobby cleaning and lift maintenance.

Directions

From Fowlers double front doors, walk to the top of The Square and turn right walking into Mill Street. After about 150 metres, on the left, you will see a cream painted building which is Moorlands. No.2 is accessed by the left hand exterior communal entrance where there is an Entryphone panel.

- A smart one bedroom ground floor apartment
- Views, patio and garden access
- Gas fired underfloor heating and mostly double glazed
- Off street parking space
- Entrance lobby
- Smart accessible shower room
- Double bedroom
- Spacious dining area and kitchen with major appliances
- Sitting room with moorland views
- Air circulation and heat recovery system



Communal entrance

A panelled front door leads into a short shared hallway with doors to apartments 1, 2 and 3. No. 2 is on the right.

Entrance lobby

This lobby has a wall light point, two LED downlighters and an Entryphone instrument. Panelled doors lead to all rooms.

Shower room

The shower room has fully tiled walls, a shower screen and door, a built in thermostatic shower, a wash hand basin with mixer tap set into a tiled top, a low level w.c. with concealed cistern, a shaver/light, a plumbed heated towel rail and two LED downlighters.

Bedroom

This is a double room with two closets, two wall light points, some recessed shelving, an air circulation vent, wall mounted thermostat, a sash window with fitted storm shutters and a boiler cupboard concealing the Vaillant gas fired central heating boiler which runs the underfloor heating.

Kitchen/dining room

This room is spacious with space for quite a large dining table and has nine LED downlighters, an air circulation vent, a carpeted dining area and a vinyl floor in front of the kitchen cabinets. The cabinets comprise a good range of base and wall units with granite effect roll top work surfaces, a single drainer stainless steel sink with mixer tap and integral appliances including a gas four burner hob with an extractor hood and light above, an electric fan oven, a dishwasher, an automatic washer/dryer and a fridge/freezer. A broad opening leads through to the sitting room.

Sitting room

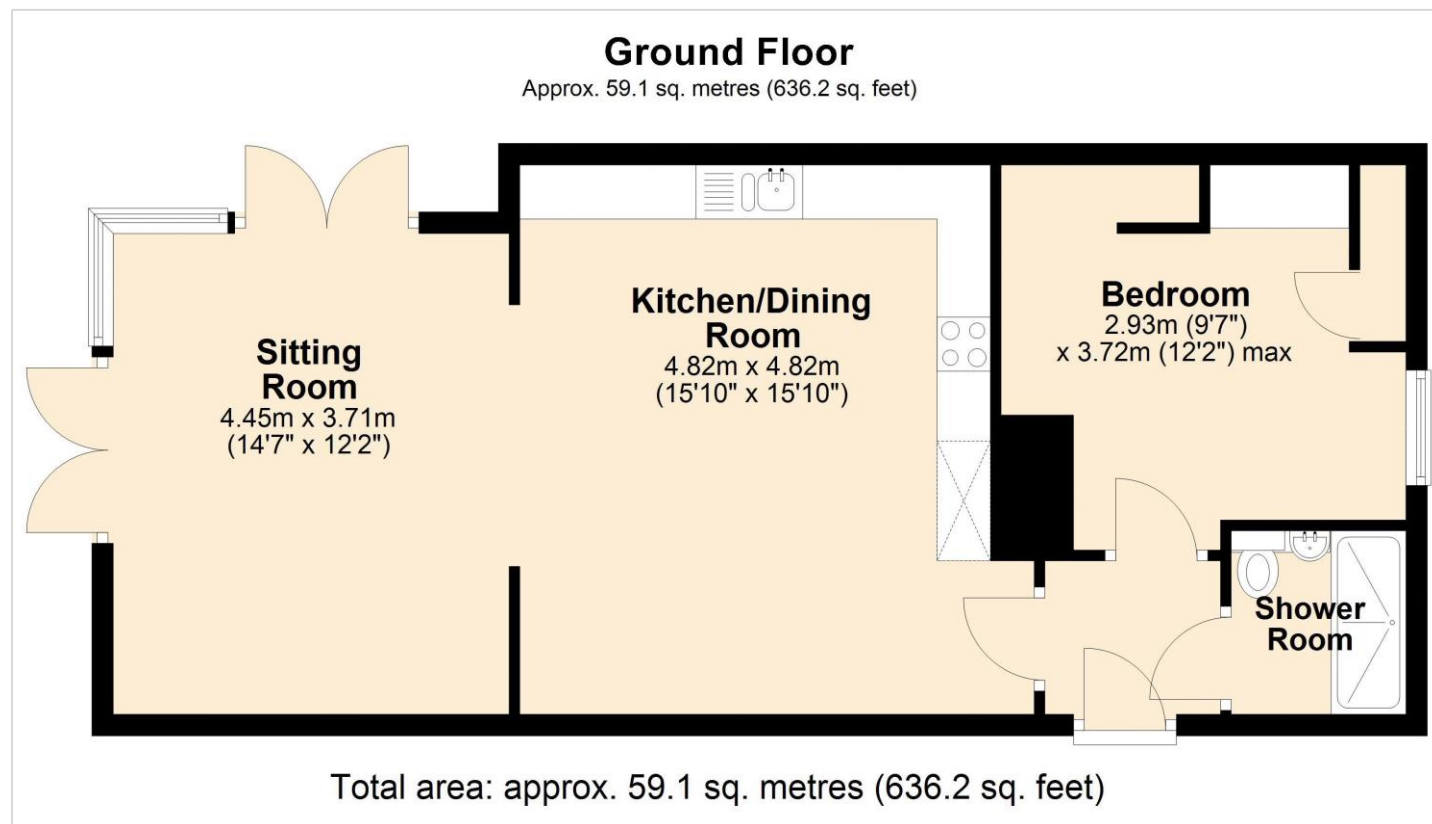
This bright and generous room has two large double glazed picture windows and doors enabling a view to the patio and garden as well as more distant views to the moor. There are four LED downlighters, two wall light points, a TV point and plenty of power points.

Exterior

Immediately outside the rear doors is a paved patio with good views across the well maintained communal gardens to the distant moor. The communal gardens have lawns on two levels and a gravelled patio in one corner. A slope leads down to the lower lawn.

Parking

No. 2 Mansions has a private parking space. There is also a public parking area.





VIEWING BY APPOINTMENT ONLY

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