



**27 Ellis Drive**  
Chagford, TQ13 8FN

RENDELLS



# 27 Ellis Drive

Chagford, TQ13 8FN

£545,000

A fabulous four-bedroom, detached family home on a popular modern development with a garage and allocated parking.

- **NO ONWARD CHAIN**
- **Living Room**
- **Kitchen / Dining Room**
- **Master Bedroom En Suite**
- **Three Further Double Bedrooms**
- **Family Bathroom and Cloakroom**
- **Garage and Parking**
- **Utility Room**
- **Enclosed Garden**
- **Walking Distance to the Town Centre**

## Situation:

The property is situated on the outskirts 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 superb family home, constructed around 5 years ago occupies a superb position on the popular Bellacouch estate. The generously proportioned accommodation has been well maintained by the present owners and is offered for sale with no onward chain. The ground floor features a dual aspect Living Room and a spacious Kitchen/Dining Room which leads into a useful utility room. Further, there is a ground floor cloakroom.

On the first floor there are four double bedrooms, the master with en-suite facilities. There is also a spacious family bathroom. There is a single garage and private, allocated parking. At the rear, the enclosed garden features a detached home office/studio with power and light.

Situated within easy walking distance of the Town Centre, this modern home is ideal for the needs of a family or perfect as a low maintenance retirement or second home.









**General Remarks & Stipulations:**

**Tenure:** Freehold with vacant possession.

**Council Tax:** Band F. £3887.45 for 2026 / 2027

**EPC:** Rating B

**Services:**

All mains services are connected.

Broadband available up to 1800 mbps (Source Ofcom)

**Local and Planning Authority:**

West Devon Borough Council - [www.westdevon.gov.uk](http://www.westdevon.gov.uk) - 01822 813600

Dartmoor National Park - [www.dartmoor.gov.uk](http://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](mailto:dartmoor@rendells.co.uk)

**What3Words location:** euphoric.farmed.afford

















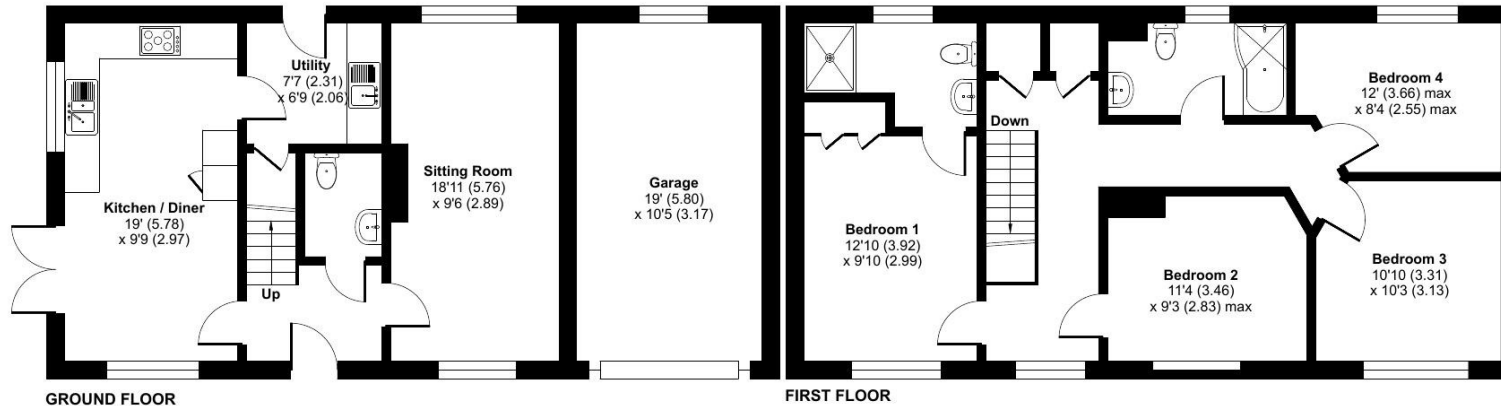
# Ellis Drive, Chagford, Newton Abbot, TQ13

Approximate Area = 1270 sq ft / 117.9 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1467 sq ft / 136.2 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). © nichecom 2026. Produced for Rendells. REF: 1511512

## 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.

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