

fowlers properties

2 Monte Rosa

Lower Street, Chagford, Devon TQ13 8BX

£245,000 Leasehold







The Property

A ground floor apartment with high ceilings and well appointed accommodation that comprises a spacious and recently fitted kitchen/dining room, a sitting room with granite fireplace and fitted wood burner, an inner hallway, two double bedrooms and a bathroom with bath and shower. This comfortable apartment has full double glazing and gas fired central heating to radiators and is ready for occupation. Outside there is a communal garden and one off road parking space. This is a leasehold sale but the leaseholder will also own an equal share of the freehold. Fowlers very strongly recommend viewing.

Situation

Monte Rosa is located about 300 paces from the town square in the ancient Stannary town of Chagford. It is only a short walk to the Primary school, pre-school and Montessori, and countryside walks are close by. The town offers good 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 library and good sports facilities including a football and cricket pitch, a pavilion, tennis club, bowling club, skate park and an open air swimming pool in the summertime. The A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Council tax band

Band B

Services

Mains gas, electricity, water and drainage.

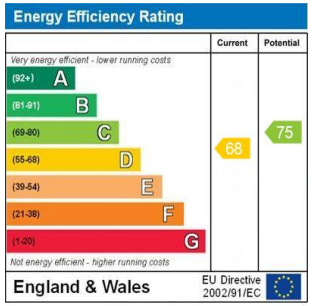
Directions

From Fowlers double doors turn right and walk down The Square passing the delicatessen and Old Forge cafe and heading into Southecombe Street. At the right bend the road becomes Lower Street. Walk down the street and just after the narrow segment you will see Monte Rosa on the right at the corner of Bretteville Close. At the rear is a car park and the front door of No.2 is at the top of the parking area where you walk to the right and towards an archway to find the front door on the right.

Entrance

A multi locking front door leads into the kitchen/dining room.

- A smart two bed ground floor apartment
- Parking for one vehicle
- Communal garden
- Fully double glazed and gas centrally heated
- Spacious kitchen/dining room
- Sitting room with granite fireplace and wood burner
- Two double bedrooms
- Bathroom with separate shower enclosure
- The leaseholder will also own part of the freehold
- Just a few minutes walk to the town square



Kitchen/dining room
The kitchen/dining room is a spacious room with ample space for a large dining table. It has two ceiling mounted spotlight fixtures, a upvc double glazed sash window overlooking the communal garden plus another side window, a laminate tiled floor, two USB points, a wall mounted cupboard concealing the consumer unit and two double radiators. The kitchen was recently refitted with a smart range of base and wall cabinets with marble effect worktops, worktop lighting, a single drainer stainless steel 1½ bowl sink and mixer tap and integral appliances including a five burner gas hob with a light above and a Bosch double oven. There is space for a freestanding fridge/freezer and dishwasher. In one corner of the kitchen is a walk-in boiler cupboard with space and plumbing for a washing machine, wall mounted Intergas combi boiler and a upvc double glazed window. A panelled door leads into an inner hallway.

Inner hallway
This is an 'L' shaped hallway which leads to all other rooms. It has a high ceiling, a dado rail, a large built in closet, panelled doors to all rooms, a double panel radiator, a feature archway and space for bookshelves.

Sitting room
This is a generous, almost square room with a large upvc double glazed sash window and window seat, a deep granite fireplace with slate hearth, fitted wood burner and wooden mantel shelf, a high ceiling, a pendant light point, two double panel radiators and a TV point.

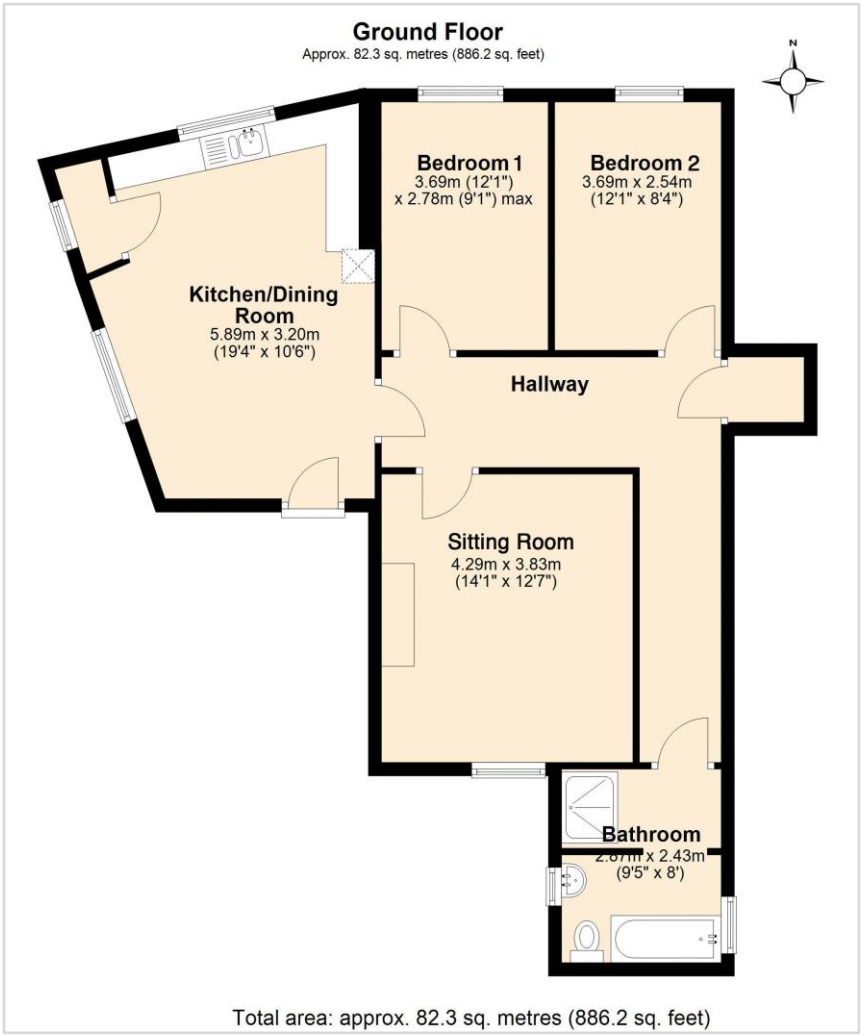
Bedroom 1
A double room with a upvc double glazed sash window looking out to the communal garden, a high ceiling, a pendant light point and a double panel radiator.

Bedroom 2
A good double bedroom with a upvc double glazed sash window looking out to the communal garden. It has a high ceiling, a pendant light point, picture rails and a double panel radiator.

Bathroom
A part glazed door leads into the bath and shower room which has a white suite of panelled bath with shower/mixer tap, a low level w.c., a pedestal wash hand basin with adjacent shaver point, a wall mounted chromed dual fuel towel rail, an extractor fan as well as a second extractor in the fully tiled shower which has a built in thermostatic shower and a glazed shower screen door. The walls of the bath and shower area are fully tiled and there are two ceiling mounted lights.

Exterior
Just behind the bathroom and in the ownership of No.2 with access from the exterior is a deep storage cupboard for paint and tools.

Communal gardens
There is a garden that wraps around two sides of Monte Rosa that is communal for the use of all residents. It is laid to lawn with mature hedgerows, a granite boundary wall and fencing and access from Bretteville Close, the car park and the secondary pedestrian entrance from Lower Street.



Parking
At the rear of Monte Rosa is a private car park and No.2 has one space. There are communal visitor spaces.

Tenure
999 years from 25 December 1979. 952 years unexpired.

Management charges
Currently £65 pcm.

Note:
The leaseholders also own equal shares of the freehold of Monte Rosa.








VIEWING BY APPOINTMENT ONLY

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