



15 Southcombe Street

Chagford TQ13 8AY

RENDELLS

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Asking Price £495,000

A delightful three bedroom terraced house of character with a balcony and garden located just off the main square of this sought after Dartmoor town. Offering versatile accommodation over three floors with features including exposed stonework and beams. 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 Chagford has a comprehensive range of shops and other facilities including, inns, a primary school, medical, dental and veterinary facilities and churches, as well as a stream fed outdoor swimming pool. There are also a wealth of community activities.

Whiddon Down is only about a 10 minute drive which provides access to the A30 dual carriageway westwards into Cornwall with its choice of beaches and coastal activities and eastwards to Exeter with its mainline rail connection, airport and large range of shops and services.

Description

No 15 is a granite built three storey house of character that was once the home of the village seamstress. It offers versatile living with potential to work from home but has modern bathrooms and kitchen. Internally it is in good condition and has had secondary glazing installed throughout and mains gas central heating as well as a woodburner in the ground floor Sitting Room. As you would expect of a cottage of its age the stairs can be steep in places but that only adds to the charm on offer.

Externally it enjoys a balcony off the Sun Room which overlooks its own garden, a treat in such a central location and one that would come in handy during the warmer months.

Accommodation:

From the street the front door opens into the welcoming hallway with a cloakroom and doors to the Sitting Room with granite fireplace housing the woodburner, Utility with potential for another Kitchen, and the Study/Music Room with doors out to the garden. There is potential (subject to any permissions) to use this space as a work from home or business space.

The stairs rise to the first floor landing which is open plan and used as the Dining Room. Doors open into two bedrooms (one with a modern en-suite shower room). A doorway leads to the Kitchen which opens out into the Sun Room which has access to the rear balcony and garden and provides a delightful Living space.

From the landing the stairs rise again to the top floor suite with some exposed stonework. This is mainly open and incorporates the main bedroom with a small additional seating area, and a spacious and characterful Bathroom with painted beams.

Outside:

The rear balcony overlooks the mainly level rear garden, mainly laid to lawn but with a pond, seating area and garden shed. There are some flower and shrub beds but it is fairly low maintenance and a delightful space to have whilst so close to the town centre.





Services:

Mains gas, electric, water and drainage.
 Central heating and hot water via radiators from a mains fired gas boiler (located in Utility Room).
 Superfast Broadband available up to 80mbps (Source Ofcom).

Planning Authority: Dartmoor National Park Authority, Parke, Bovey Tracey TQ13 9JQ.

Tel 01626 8320293. Email hq@dartmoor.gov.uk

Council Tax: Band E (£2,978.77 for 2024/25) - West Devon Borough Council.

Energy Performance Certificate: D65 with potential for B82 (see chart).

Tenure:

The property is freehold with vacant possession.

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:

The property is situated almost directly opposite our offices on Southcombe Street and parking is available behind our office for those coming to view. Satnav will work for the property postcode.

What3Words: zipped.crawled.parkland

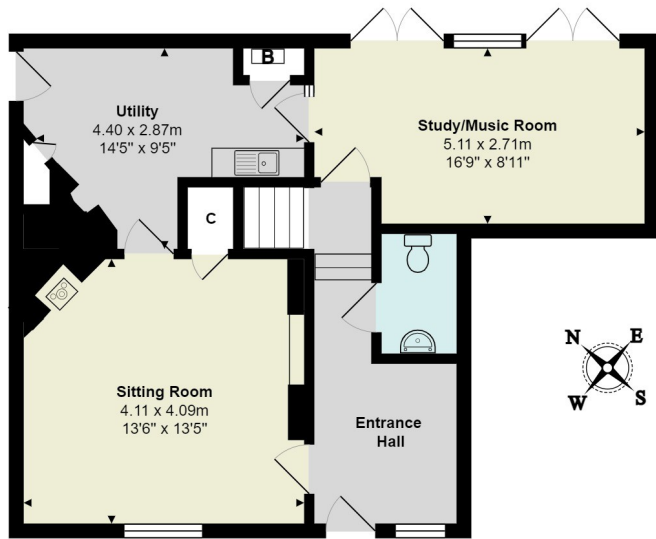
Agents Note: Estate Agents Act 1979. Please note this property is being sold on behalf of an employee of Rendells Chagford Office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



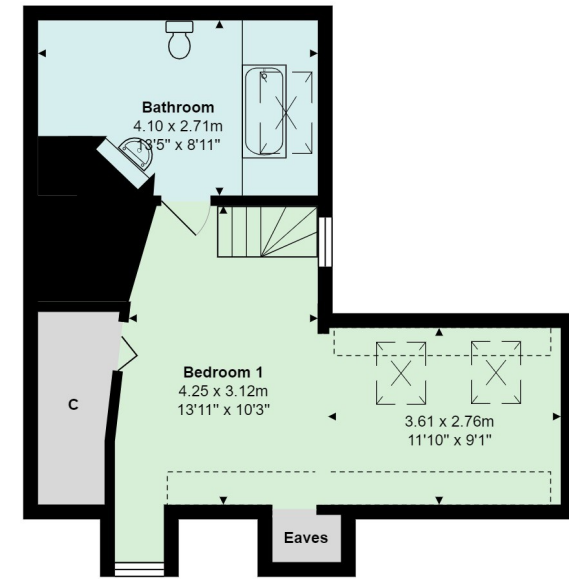




Ground Floor



First Floor



Second Floor

Total Area: 171.1 m² ... 1842 ft² (excluding balcony)
 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.



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