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5 Hares Close, Chagford , Devon TQ13 8FG

Price : £315,000 Leasehold



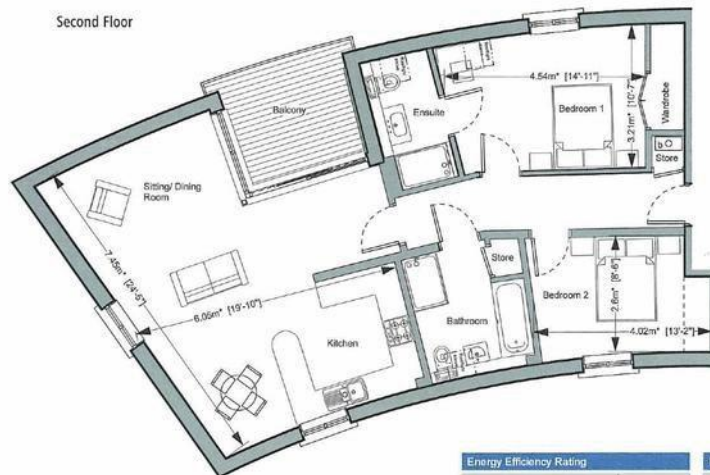
- Smart top floor apartment • Balcony overlooking Dartmoor •
- Large bright sitting room • Smart fitted kitchen with all major appliances •
- Main double bedroom with an ensuite shower room • Two parking spaces •
- Second double bedroom • Large main bathroom • Double glazed and gas fired underfloor heating •
- Short walk to all amenities and countryside walks •



STANNARY GARDENS, CHAGFORD



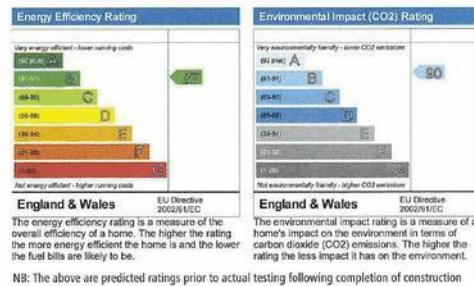
PLOT 5



Room Dimensions	Metric (metres)	Imperial (feet/inches)
Sitting/ Dining/ Kitchen*	7.45 x 6.05	24'5" x 19'10"
Bedroom 1 (Master)*	4.54 x 3.21	14'11" x 10'7"
Bedroom 2*	4.02 x 2.60	13'2" x 8'6"

* Irregular Shaped Room

All dimensions are approximate, measured as indicated on the plans above and may be subject to change. Wardrobe in bedroom 1 installed as standard, with other potential locations (dotted lines) illustrative only. Energy performance figures are predicted at this stage.



The Property

Apartment five is a top floor apartment with a large balcony and a view across the edge of Chagford to the Dartmoor countryside. It is fitted out to a high standard and has generous dimensions throughout. The living room is bright and spacious with an oak floor, windows on three sides and access to the balcony. The kitchen is well fitted including all major appliances. There is a large main bedroom with an ensuite shower room and a further double bedroom. The apartment is fully double glazed and has mains gas fired underfloor heating throughout. There is both an elevator and stairs for ease of access. On site there is a fully maintained communal garden with a summerhouse for any resident to use. This is age exclusive living for over 55s with a part time estate manager. Fowlers very strongly recommend coming to see this apartment.

Situation

Hares Close is situated at the edge of the ancient stannary town of Chagford. It is only 300 metres to the town square and buses to Exeter, Newton Abbot and Okehampton will stop just across the road. Countryside, riverside and moorland walks are all close by and the town has excellent amenities with many day to day and specialist shops, restaurants, cafes and tea rooms, a parish church, Roman Catholic church and chapel and four pubs. The community is lively and comprises all age groups. There is a football and cricket pitch and pavilion, a tennis club, bowling club and an open air swimming pool in the summertime. Exeter is approximately 20 miles and the A30 dual carriageway just 5 miles.

Entrance hall

The hall has engineered oak floor with underfloor heating, there is also a large built in cupboard for the Ideal gas fire central heating boiler and access to the services for the apartment.

Bedroom 2 13' 3" x 8' 11" (4.04m x 2.72m)



A good sized double bedroom with a double glazed window looking out across the communal front garden. The bedroom has a large built in wardrobe with shelving and hanging space and the floor is fully carpeted with underfloor heating.

Bedroom 1 15' 6" x 10' 3" (4.72m x 3.12m)



A spacious double bedroom with views across the Teign Valley with a built in wardrobe, a double glazed window with an engineered oak sill and a remote controlled Velux window and fully carpeted with underfloor heating.

Ensuite bathroom

The floor is tiled with underfloor heating, mounted onto a half tiled wall there is a free standing sink with storage draws beneath and a low level w.c with a concealed cistern tank, a large waterfall shower with fully tiled walls and a heated towel rail and a remote controlled Velux window.

Bathroom



A smart bathroom with a fully tiled floor with underfloor heating, a built in bath with chromed mixer taps and tiled splash backs, a fully tiled walk in waterfall shower and a free standing wall mounted sink, a low level w.c with a concealed cistern tank. The bathroom has a built in cupboard with shelving space inside and a remote controlled Velux window.

Sitting area 22' 2" x 21' 0" (6.75m x 6.40m)



A large sitting area with an engineered oak floor, sliding double glazed patio doors which lead out onto the balcony with lovely views of the Teign Valley. There is plenty of space for sofas as well as a dining table adjacent to the kitchen.

Kitchen 18' 3" x 9' 7" (5.56m x 2.92m)



An open plan smart fitted kitchen with high gloss cabinets with granite worktops and splashbacks. There is built in open fronted shelving and a dresser cabinet for extra storage and built into the worktop is a Neff halogen hob and a stainless steel double basin sink with drainer groves in the worktop. There is a built in eye level Neff fan oven with a microwave above, a Neff dishwasher, a built in Neff fridge and freezer and a washer/dryer. The kitchen has a double glazed window allowing in natural light and the floor is engineered oak floor with underfloor heating.

Balcony



This wooden decked balcony offers beautiful views of the surrounding countryside and is a lovely space for sitting outside whilst still partially covered with exterior lighting and there is plenty of space for a table and chairs.

Parking

The flat has a two private parking space.

Communal garden

Within the landscaping of Stannary Gardens is an attractive grassed 'village green', a patio area and also a summerhouse which is available for communal use.

Management Charges

Approximately £965 per quarter

Ground rent - £200 per annum (This is reviewed every 25 years with the next review due on 1st January 2039. The percentage increase will be based on the RPI on that date.)

Council tax

Band D

Services

Mains gas, electricity, water and drainage.

Directions

From Fowlers' office turn right and walk down The Square passing the Old Forge cafe and continuing on into Southcombe Street which becomes Lower Street at the right hand bend. Continue down Lower Street and on your right on the corner of Bretteville Close you will see the apartment building that includes No5.

Viewing by appointment only

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