

Established



1816

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REF: DRC00393

**1 Monte Rosa
Bretteville Close
Chagford
TQ13 8BX**



A light and spacious 3 bedroom apartment with period features within Chagford conservation area a short walk from The Square. Private parking and communal gardens. No onward chain.

£275,000 Leasehold

**Rendells, Rock House, Southcombe Street, Chagford, TQ13 8AX
Tel: (01647) 432277 Email: dartmoor@rendells.co.uk
www.rendells.co.uk**



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1 Monte Rosa is a spacious ground floor apartment in an imposing building of the Victorian era on the approach to Chagford town centre. The property has well proportioned rooms with high ceilings and large windows giving plenty of natural light. It retains some period features such as panelled doors, coved ceilings, picture rails and deep skirting boards. There are two double bedrooms and a single bedroom/study. The living room and bedrooms look out over the communal gardens which wrap around the apartment and which set the property back from the road. In addition to the shared gardens No.1 has its own patio seating area. There is allocated parking for one car and also visitor parking. For those seeking the character of an older property, 1 Monte Rosa offers space and comfort.

The picturesque old market town of **Chagford** is situated 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, it has a comprehensive range of shops and other facilities including, inns, a primary school, medical, dental and veterinary facilities and churches. Despite the deeply rural atmosphere of the town, the A30 dual carriageway is only approximately 5 miles away for easy access to the motorway and rail networks as well as the cathedral city of Exeter where all major facilities can be found. London Paddington is approximately 2 hours by train from Exeter St David's station. There are public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls, tennis and a seasonal open-air swimming pool as well as a golf course nearby at Bovey Castle.

The accommodation with approximate measurements comprises:-

Entrance:

A wrought iron garden gate from Bretteville Close and gravelled path lead to the front door with storm porch and external light.

Entrance Hall: 22' 9" max x 22' 4" max (6.93m x 6.80m) cross shaped

Spacious entrance hall with panelled door and window light over. High ceiling. Shelving. Low level store cupboard. Radiator. Coved ceiling and deep skirting boards. Panelled doors to all rooms.

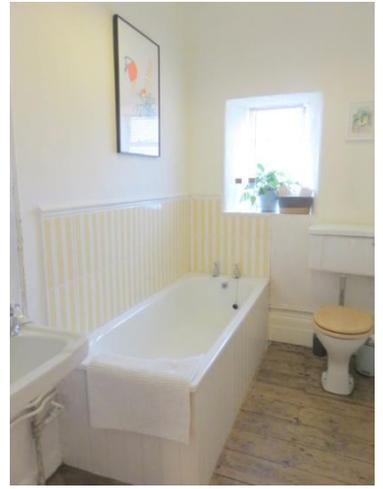
Sitting Room: 15' 6" x 14' 0" max (4.72m x 4.26m) into fireside recess

A large sash window with six individual units overlooks the front garden and allows for plenty of natural light. The window surround is panelled with shutters in situ although currently not working. Fireplace opening with painted brick hearth and surround and ornate wooden mantelpiece. The room has a high coved ceiling, picture rail and deep skirting boards indicative of a grand house of the Victorian period. Ceiling rose. Four wall light points. T.V. connection point. Radiator.

Kitchen/Diner: 16' 11" x 13' 10" (5.15m x 4.21m) incl. depth of units

Panelled door. Large sash window to rear elevation giving plenty of natural light. Range of modern units of cupboards and drawers in L-shape with a dresser style unit of floor and wall cupboards to one side with under pelmet lighting. Wood effect work surfaces. Inset four burner Smeg gas hob with tiled splashback, extractor hood over and oven beneath. 1½ bowl stainless steel sink with mixer tap. Former fireplace opening. Space for fridge/freezer. Space and plumbing for washing machine. Walk-in pantry cupboard with shelving and housing the gas central heating combi-boiler. Natural wood stripped floorboards. Ornate coving. Picture rail. Radiator.





Bedroom 1: 16' 2" x 11' 3" (4.92m x 3.43m)

Full height sash window overlooking the garden to the side and the adjacent private patio seating area. The window has a panelled surround with shutters in situ (not working). There is a view over the rooftops to countryside on the horizon. Double radiator.

Bathroom: 8' 11" x 5' 0" (2.72m x 1.52m)

Obscure glazed crittal window with window shelf. Cast iron panelled bath with tiled splashback. W.C. Wall mounted wash hand basin. Radiator. Towel rail.

Bedroom 2: 16' 7" x 9' 6" (5.05m x 2.89m)

Dual aspect with windows to side and rear elevation. Full height sash window with panelled surround and non working shutters to both windows, double radiator.

Bedroom 3: 11' 9" x 7' 1" (3.58m x 2.16m)

Crittal window to front elevation. Tiled window cill. Radiator .

Cloaks cupboard: 7' 8" x 3' 9" (2.34m x 1.14m) A sizeable store cupboard with coat hooks, shelving and lighting.

Outside:

The apartment is surrounded on two sides by a generous sized garden shared by the residents of Monte Rosa. These are laid mainly to lawn with shrub and flower borders which screen the apartment from the road. There are some mature trees within the garden such as magnolia and cherry. The apartment has its own private paved seating area to the side screened by a hedge from the roadway. There is a pedestrian gate to the gravelled car parking area for the apartments. Monte Rosa has one allocated parking space with additional visitor parking.

EPC Band: D

Council Tax Band: C

Services: All mains services. Gas central heating.

Lease:

999 year lease commencing from 25th December 1979. There is a service charge of £90 per month. Each of the apartment owners has a 20% share of the freehold. There is no ground rent.



VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01647 432277

Consumer Protection from Unfair Trading Regulations 2008.

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Floor plan - not to scale



TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 SQ.M.)