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REF: DRC00071

**Rack Park
Mill Street
Chagford**

**A Detached 3 Bed Character Property with Garage, Parking and Gardens
Within Walking Distance of The Square**



**Entrance Hall, Sitting Room, Dining Room, Kitchen, Walk-in Pantry, Cloakroom,
3 Bedrooms, Bathroom, W.C.,
Garage, Off-road Parking, Greenhouse, Summerhouse, Gardens. Gas C.H.**

£579,950

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Rack Park is a detached 3 bedroom property situated in a desirable location on the fringes of the town centre within walking distance of the Square. The property is south-west facing and enjoys views out towards Meldon Hill with the land and gardens sloping away to provide a sunny, sheltered aspect. There is generous off road parking for several vehicles and a garage/workshop. Detached properties with these features are in the minority within the context of Chagford.

The picturesque old market town of Chagford lies 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, it has a comprehensive range of shops and other facilities including banks, inns, a primary school, medical, dental and veterinary facilities, churches and a garage. 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. There are good public transport links between Chagford and Exeter, Newton Abbot and Okehampton. Local sporting facilities include clubs for cricket, football, bowls and swimming as well as a golf course at the Bovey Castle Hotel near Moretonhampstead.

Directions: From The Square turn right at Lloyds Bank into Mill Street. Continue down the road until it splits, keeping to the right hand fork. After passing the terraced properties on the left hand side and Heylands, Rack Park is the next property on the left.

The accommodation with approximate measurements comprises: Door with glazed panels to

Entrance Vestibule: Tiled floor with mat well. Door with side panels and window, all with reeded glass to

Reception Hall: L-shaped. Double radiator. Door and step up to Sitting room. Staircase with turned balusters and handrail to first floor. Door with reeded glass panel to front entrance vestibule and thence to exterior door with access to Mill Street via front garden. Doors to Dining room and Kitchen. Door to

Walk-in Pantry Cupboard: Extensive shelving and small opening window with fly screen. Electric light.

Cloakroom: Radiator, fitted coat racks, separate W.C. with low level suite. Wall mounted hand basin with mirror over. High level cupboard.

Sitting Room : 13' 11" x 12' 9" (4.24m x 3.89m) plus wide bay recess.

Secondary glazing. Outlook across the garden to Meldon Hill and Gidleigh Woods. Modern exposed granite fireplace with hardwood timber mantle. double radiator. Two wall light points. T.V. aerial and telephone connection points.



Dining Room: 12' 10" x 10' 8" (3.91m x 3.25m)

Dual aspect. Secondary glazing. Outlook across the garden to Meldon Hill. Double radiator. Telephone point. Archway to

Kitchen: 12' 4" x 11' 1" (3.76m x 3.38m)



Dual aspect. Extensive range of modern fitted kitchen units of cupboards and drawers. Matching wall units with concealed pelmet lighting. Dresser cupboard. Inset 1½ bowl single drainer stainless steel sink with mixer tap, tiled splashbacks. Tiled chimney recess with space and gas connection point for range cooker. Space and plumbing beneath work surface for washing machine. Built-in fridge/freezer. Extractor fan.

First Floor:

Split Level Landing: Part galleried with doors to all first floor rooms and sash window with outlook as Sitting Room. Fitted cupboard.



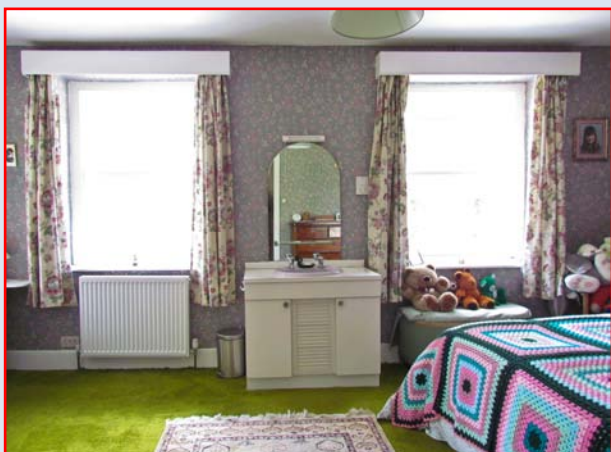
Bedroom 1: 14' 8" x 12' 10" (4.47m x 3.91m)

Two sash windows with outlook as Sitting room. Double radiator. Built-in double wardrobe cupboard with sliding doors, hanging rail and storage shelf. Fitted storage cupboard over.

Bedroom 3: 10' 10" x 9' 5" (3.3m x 2.87m) Dual aspect with outlook as Dining room. Fitted double wardrobe cupboard with hanging rail, fitted shelves and storage cupboard over. Double radiator.



Bedroom 2: 17' 0" x 11' 1" (5.18m x 3.38m) Dual aspect. Double radiator. Telephone point. Fitted double fronted wardrobe cupboard with hanging rail, storage shelf and storage cupboard over. Matching cupboard beside with modern, gas-fired boiler controlled by wall-mounted programmer providing hot water and central heating throughout.



Bathroom: 12' 8" x 4' 3" (3.86m x 1.3m)

Fully tiled walls. Coloured panelled bath with shower, curtain rail, mixer tap, shower attachment. Matching pedestal hand basin with mirror and shaver light over. Double radiator.

Separate W.C.: Low level suite.

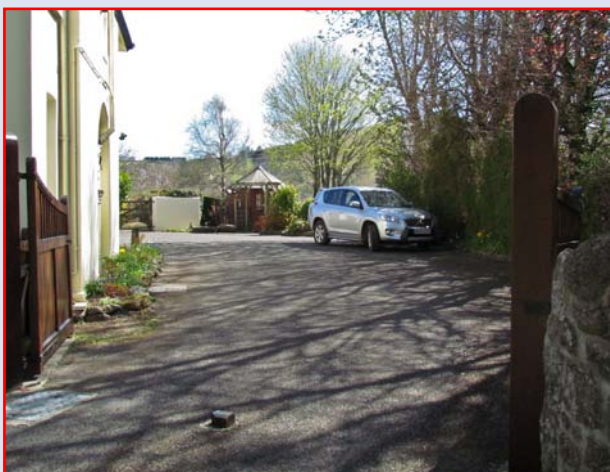
Outside:

Attached Garage/Workshop : 20' 0" x 12' 6" (6.1m x 3.81m)

Stone and concrete block construction with profile sheet roof. Natural light by glazed window. Steel up and over vehicle door. Concrete floor. Electric power and light. Fitted workbench. Attached to the garage is a **Log Store**.

Parking Area:

The property is set back from Mill Street behind a small, paved garden area with low granite wall and granite edged flower bed beside which double vehicle gates lead to the parking area. A distinctive, generous feature of the property and most unusual in the context of Chagford, this tarmac surfaced area is extensive with room for several vehicles, if required.



Garden:

This has an open sunny aspect and lies to the south side of the house. It is landscaped and immaculately maintained and laid out to provide multiple points of interest. Closest to the house there is a paved sitting terrace screened by trellising and with a timber-built octagonal summer house. Through an archway steps lead down to the first lawned area enclosed by neatly manicured hedges with a weeping willow tree and, tucked away in one corner, a timber-built garden tool shed. Beyond this area there is a substantial kitchen garden. A grass path runs down beyond this to a further informal lawned area with garden trees and shrubs partly enclosed by neatly maintained hedging.



Services: All mains services are connected.

Agent's Note: There is a right of way across the driveway for the neighbouring property to access their garden. (The neighbouring property does have a separate main entrance).

Energy Performance Certificate

Rack Park, Mill Street, Chagford, NEWTON ABBOT, TQ13 8AR

Dwelling type: Detached house Reference number: 6387-7925-0020-1710-2902
 Date of assessment: 01 May 2013 Type of assessment: RPSAR: existing dwelling
 Date of certificate: 02 May 2013 Total floor area: 131 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,891
Over 3 years you could save:	£ 1,758

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 192 over 3 years	
Heating	£ 3,291 over 3 years	£ 1,662 over 3 years	
Hot Water	£ 279 over 3 years	£ 279 over 3 years	
Totals	£ 3,891	£ 2,133	You could save £ 1,758 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. The figures exclude energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Your energy efficient - lower heating costs

Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		

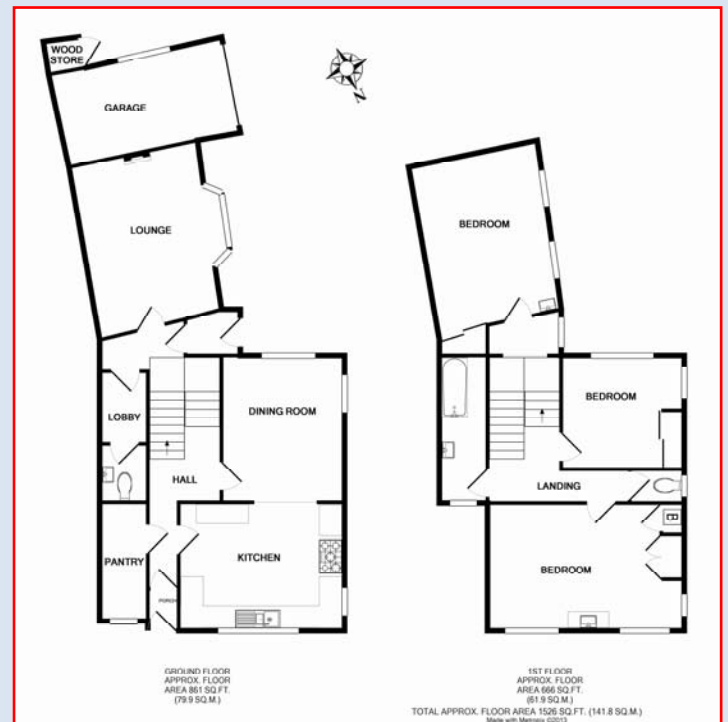
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,335	Yes
2 Floor insulation	£600 - £1,200	£ 150	Yes
3 Low energy lighting for all fixed outlets	£50	£ 117	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and how actions you could take today to save money, visit www.direct.gov.uk/e/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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

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