

Established



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REF: DRC00087

**Belstone, Greenacres
Manor Road
Chagford TQ13 8AS**

*A luxuriously appointed ground floor apartment with well proportioned living space
in a stylish Italianate mansion converted in about 2002*



**Shared Entrance Hall, Lounge, Fully Appointed Kitchen with built-in appliances,
2 Double bedrooms (1 en-suite shower room),
Wet Room, Two Parking Spaces, Gas C.H., Double Glazing, Gardens**

£259,000

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Belstone is a luxuriously appointed ground floor apartment with well proportioned living space in a stylish Italianate mansion converted in about 2002. Since then it has been considerably upgraded to a quality that is rare to find in rural Devon. Accessed via the original main entrance and lobby shared with just one other apartment, Belstone has its own independent gas central heating and fresh air circulation systems. The elegant living room features a fine modern fireplace. The designer kitchen combines both avant garde style and practicality. The principal bedroom has its ensuite shower room and there is a second double bedroom and a wet room. Set well back from the road on the outskirts of Chagford nearest Meldon Hill, the sports ground and the moor, Belstone has peace and tranquility in abundance. At the higher end of the neatly maintained communal gardens a paved terrace is ideally located to look out to the surrounding countryside. Other communal facilities include a shared drying room ideal for taking care of outdoor clothing after a country walk. At the front of Greenacres the private car park includes dedicated parking space for 2 vehicles for the use of the residents of Belstone as well as visitor spaces.

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 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.

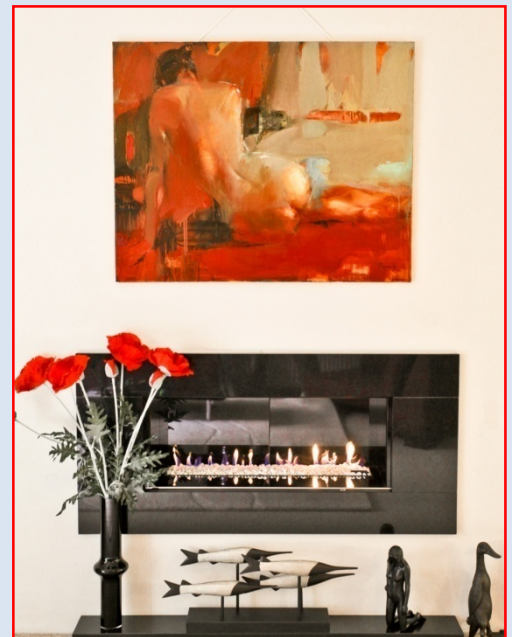
Directions: From Chagford Square proceed down Mill Street and fork left into Manor Road. Greenacres is situated on the right hand side towards the foot of the hill.

The accommodation with approximate measurements comprises:-

The original front door leads to an antique tiled vestibule and via a part-glazed door to a shared lobby with one other apartment, thence to a timber-panelled door into

Lounge: 15' 10" x 15' 01" (4.83m x 4.6m)

Dual aspect with modern timber-framed sash windows (fitted blinds) to side elevation looking past trees to the countryside beyond and to the front elevation looking to Nattadon Hill. Recessed designer gas fire. Three wall light points. Double radiator. Two television points with Sky connection available. Sound system attachment points. Wide opening to



Kitchen: 10' 2" x 8' 9" (3.1m x 2.67m)

Extensive range of modern kitchen units with solid oak doors. Matching wall units. Inset stainless steel sinks with mixer tap. Glazed worktops and matching splashbacks. Built-in Electrolux fridge. Neff dishwasher. Electrolux washer-drier. Neff freezer. Built-in wine racks. Concealed pelmet lighting. 4-ring Neff induction hob with Neff built-in stainless steel double oven beneath having defrost capability. Stainless steel Smeg extraction cooker hood over. Solid oak boarded floor. Five inset ceiling halogen downlighter. Inset ceiling-mounted extraction fan.

From the living room, door to

Inner Hall: Radiator. Access hatch to small loft storage area. Built-in cupboard. Doors to both bedrooms and wet-room. Wall mounted thermostat.

Bedroom 1: 11' 4" into deep doorway recess x 10' 8" (3.45m x 3.25m)

Wide sash window (fitted blind) to side elevation. Outlook as living room. Full range of fitted bedroom furniture of natural timber construction comprising wardrobe cupboards, storage cupboards and drawer units with swivelling downlighters. Dual TV connection for terrestrial and satellite reception and telephone connection point. Double radiator. Fitted bookshelves. Glazed and part-frosted door to



En-suite Shower Room:

Fully tiled walls. Double-size shower enclosure with glazed screen and Grohe thermostatic shower. Handbasin with matching fitted cupboard beneath and chrome mixer tap. Close-coupled W.C.. Chrome dual-powered towel rail radiator connected to both CH system or electric powered. Wall-mounted Worcester gas-fired boiler providing hot water and central heating.

Bedroom 2: 12' 1" excluding fitted wardrobes x 9' 4" (3.68m x 2.84m)

Sash window to rear elevation. Double radiator. Full range of fitted bedroom furniture with hanging rails and storage shelves.

Wet Room: 7' 10" x 5' 5" (2.39m x 1.65m)

Fully tiled with co-ordinated wall and floor tiling. Grohe thermostatic shower with glazed screen.



Handbasin with mixer tap and lights and recessed mirror cupboard over. Electric shaver point.

Close-coupled W.C.. Dual –powered towel rail radiator. Four inset halogen downlighters. Extraction fan.

Outside From the entrance hall three steps down to path which leads around the side of the property, through a pedestrian gate to the shared garden. This is mainly laid to lawn for ease of maintenance with some tree and shrub plantings. There are seating areas from which to enjoy the view across the countryside.

Immediately outside the entrance to the property are TWO allocated parking spaces for the occupant of Belstone.





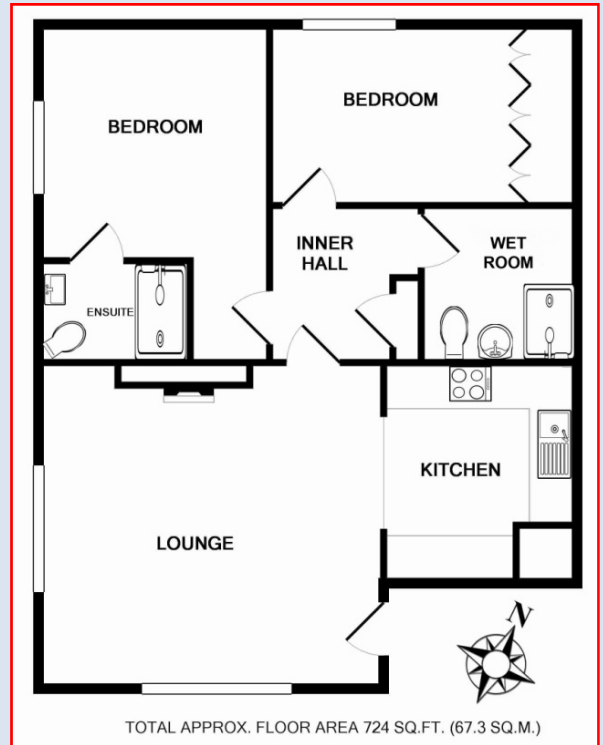
View from Living Room

Services: All mains services connected. Gas C.H. Double glazing throughout. **Council Tax Band: D**

Outgoings: Monthly charges: £210.00 providing for maintenance of the building, gardens and all shared facilities, insurance and including the contribution to the future sinking fund of £70

Lease: 999 years from 2002

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



01647 432277

Notice: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. Buyers should obtain verification from their Solicitor. Please check the availability of any property before travelling any distance to view.

Energy Performance Certificate

Belstone Greenacres, Manor Road, Chagford, NEWTON ABBOT, TQ13 8AS

Dwelling type: Ground-floor flat Reference number: 8967-7723-1560-3089-1992
 Date of assessment: 11 July 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 July 2013 Total floor area: 64 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:	£ 1,668
Over 3 years you could save	£ 543

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 117 over 3 years	You could save £ 543 over 3 years
Heating	£ 1,320 over 3 years	£ 843 over 3 years	
Hot Water	£ 165 over 3 years	£ 165 over 3 years	
Totals	£ 1,668	£ 1,125	

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

Energy Efficiency Rating

Current	Potential
67	78

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 measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 336	Yes
2 Floor insulation	£800 - £1,200	£ 147	Yes
3 Low energy lighting for all fixed outlets	£30	£ 54	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy 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.

Data Protection : Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.