

Established



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REF: DRC00435

**Aspen House
12 Moor Park
Chagford**



An attractive Victorian terraced house in a tucked away location, with allocated parking and garden within the Chagford conservation area.

Asking price £345,000 Freehold

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

Aspen House is a spacious, traditional house formed in 1986 from part of what was the locally well-known Moor Park Hotel. Being of the Victorian era the property has high ceilings and tall sash windows to the front giving the house a light and airy feel. The principal rooms are well proportioned and there is a separate dining room with french doors to the outside seating area and shared garden. There are two double bedrooms and an additional attic room which is currently used as a bedroom. The house has its own dedicated parking space with additional visitor parking and a small enclosed front garden. It is quietly situated away from passing traffic, yet only a two minute walk to all the amenities of the town.

Chagford is a popular town in the north-east corner of the Dartmoor National Park. The town is situated away from the main routes. It caters for most day to day requirements and in addition to the shops around 'The Pepperpot' in the centre of the Town Square there are pubs, cafes, churches, a doctor and dentist's surgery, a new primary school opened in September 2018. Sports facilities include a bowling green, tennis courts, football & cricket pitch and an open air swimming pool in the summer months. Chagford is an active community with events and activities to suit all ages and interests. It's proximity to the open moor and the River Teign make it a popular destination for walkers and those who enjoy outdoor pursuits.

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 which is the nearest large town and where the supermarkets, cinema and sports centre are located.

The accommodation with approximate measurements comprises:

Entrance Hallway: Timber panelled door to hallway. Victorian style tessellated floor tiles. Coat hooks and enclosed straight flight staircase to first floor. Panelled door to

Sitting Room: 19' 10" into bay x 12' 6" into fireside recess(6.04m x 3.81m)

Large sash windows to front elevation providing plenty of natural light and overlooking front garden. Open fireplace with slate hearth. Shelving to both fireside recesses. Coved ceiling. Double radiator. Understair cupboard. Panelled door to

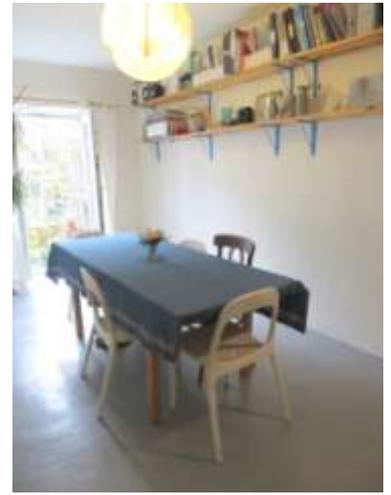


Kitchen: 16' 7" x 7' 7" including units(5.05m x 2.31m)

Double glazed door with side window to rear garden. Galley kitchen with units to both sides comprised of timber frames with drawers and open fronted stainless steel shelving. Natural oak worksurface with inset stainless steel Smeg gas hob and electric oven under. Stainless steel sink unit with single drainer and mixer tap. Space and plumbing for dishwasher and washing machine. Further natural wood worksurface with stainless steel hanging rails for kitchen utensils above. Space for upright fridge/freezer. Double radiator. Door to

Dining Room: 16' 9" x 8' 2" (5.10m x 2.49m)

Double glazed french doors to garden. High level shelving. Double radiator.



First floor landing:

Pine floorboards. Doors to all rooms. Hatch to attic space. This is part boarded, has lighting and provides ample storage space.

Shower Room: 5' 10" x 5' 1" (1.78m x 1.55m)

Pine floor, corner shower cubicle with sliding glass doors, close coupled W.C., counter top glass basin on slate surface. Shaver light and socket. Towel rail/radiator. Extraction fan.

Bedroom 1: 16' 6" x 10' 1" (5.03m x 3.07m)

Pine floorboards. Double glazed window to rear. Exposed ceiling timber. Fitted shelved linen cupboard. Door to

En-suite bathroom:

Obscure double glazed window to rear. Close coupled w.c. Panelled bath. Basin inset into vanity drawer unit. Light and shaver socket.

From the landing 3 steps up to

Bedroom 2: 16' 11" x 14' 4" (5.15m x 4.37m) maximum dimensions

Large sash window to front elevation. Two built-in wardrobe cupboards with storage cupboards over in the chimney breast alcoves. Currently arranged with two loft beds into alcove and understair recess. Double radiator. Turning staircase to

Attic Room: 12' 4" x 10' 2" (3.76m x 3.10m) max under eaves

Restricted head height. Roof light with view over rooftops to Kestor on the horizon. Four under eaves storage cupboards. Exposed roof and structural timbers. Radiator.

Gardens:

To the front of the property is a lawned garden enclosed by granite stone walling planted with flower borders and a silver birch tree. To the rear, and part of the property, is a timber pergola with space for sitting out and space for a small garden shed. This overlooks an area of shared garden. There is a central lawn, space for bin storage and a washing line.

Parking & Shared Garden:

There is a large parking and turning area to the front of the property. Each property has one car parking space allocated to it and incorporated in the freehold title of the property. The remaining space is visitor parking and is leased and managed by the Moor Park Management Company of which each resident is a member. They are also responsible for the maintenance of the shared garden to the rear of the terrace. The Moor Park Resident's fee is £70 per annum for upkeep of the common parts.

Services:

All mains services connected. Partial double glazing. Gas central heating.

Council Tax Band: D**EPC Band: D**

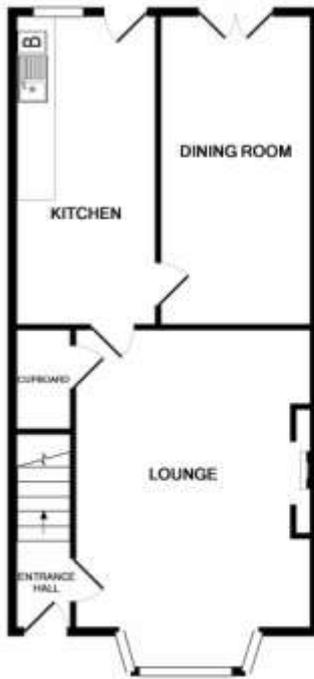
VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01647 432277

Directions: From Rendells walk down Lower Street, cross the turning to the left. Half way along the terrace is a pedestrian path through to the houses at the rear where Aspen House can be found. If driving the entrance to the car parking area is on the left just before the turning for Lamb Park.

Local Authority: West Devon Borough Council, Kilworthy Park, Tavistock PL19 0BZ

Planning Authority: Dartmoor national Park authority, Parke, Bovey Tracey TQ13 9JQ

Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Made with Metropix 12018



Consumer Protection from Unfair Trading Regulations 2008.

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