

Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

3 Monte Rosa, Chagford, Devon TQ13 8BX

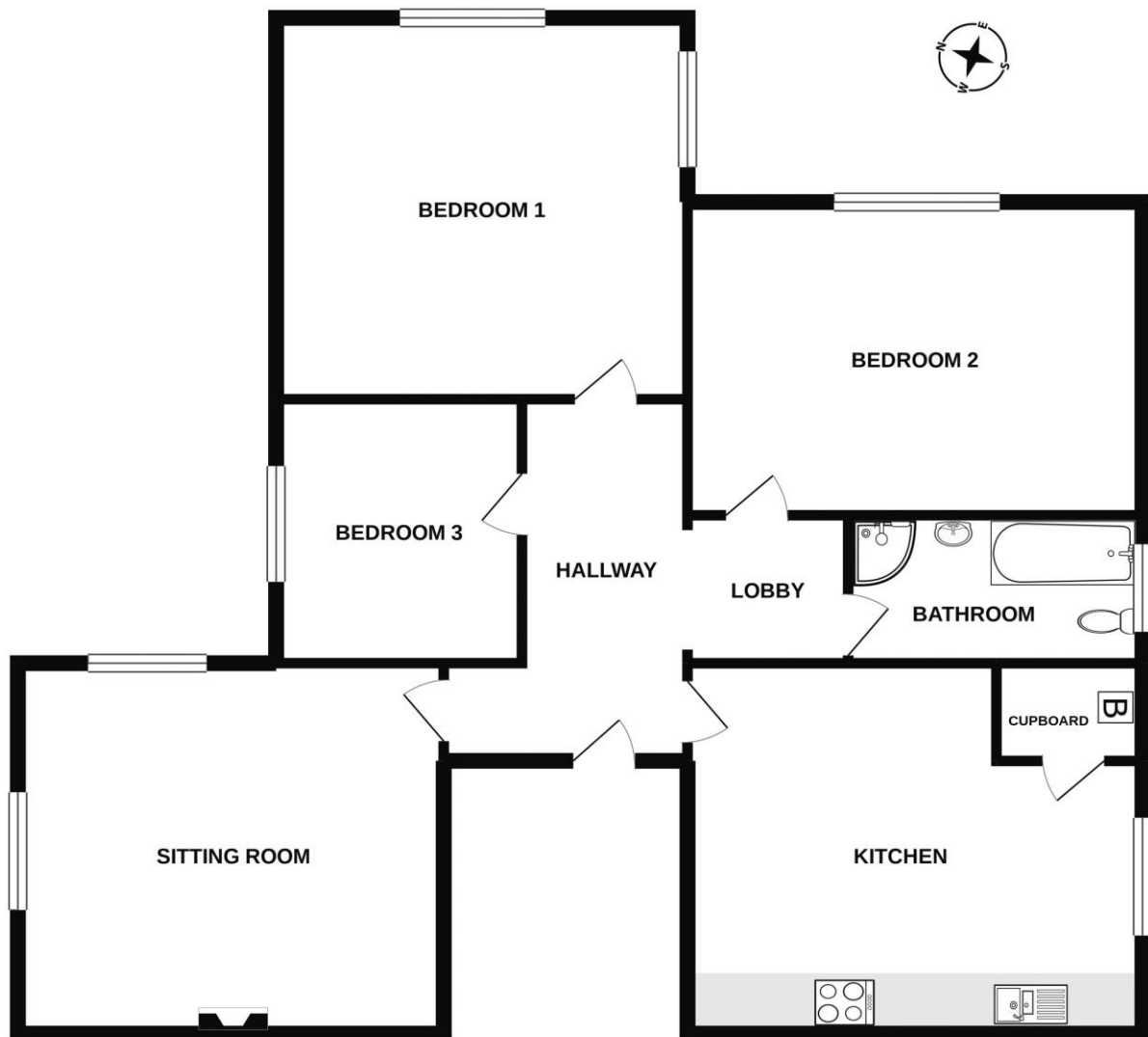
Price : £295,000 Leasehold



- A big, bright first floor apartment • Tall Victorian ceilings • Private parking • Communal garden •
- Large well fitted kitchen/dining room • Spacious sitting room • Bathroom with shower above bath
- Three good size bedrooms • Countryside views from some windows • Gas fired central heating •



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Property

Built in 1871, Monte Rosa is a substantial Victorian building divided into five apartments. No.3 is on the first floor and enjoys some lovely views to the Dartmoor countryside. It is a spacious apartment with tall ceilings and picture rails, gas fired central heating and large sash windows letting in lots of light. An entrance hall leads to all rooms and there is a large sitting room and kitchen/diner, two generous double bedrooms and a good twin bedroom. The bathroom has a bath with a shower above. The whole apartment is in good decorative order and Fowlers strongly recommend viewing to appreciate this lovely home.

Situation

Monte Rosa is sited about 300 paces from the bustling town square where there is a wide variety of day to day shops, pubs and cafes. Chagford has a parish church, Roman Catholic church and a chapel, a primary school, pre-school and Montessori school, surgeries for doctor, dentist and vet. The town is surrounded by countryside, riverside and moorland walks, the A30 dual carriageway is about 5 miles away and Exeter is approximately 20 miles.

Accommodation

Communal entrance

A shared entrance lobby and inner hall lead up to Apartment 3. It is tidy and carpeted.

Entrance hall 12' 9" x 4' 10" (3.88m x 1.47m)

This hall has a high ceiling with picture rails, an oak floor, a pendant light point and panelled doors to all rooms.

Sitting room 15' 9" x 13' 11" (4.80m x 4.24m)

This is a lovely spacious room with a high ceiling and picture rails, a green high glaze original tiled fireplace and hearth with a painted wood surround and mantel, fitted display shelving and cupboards to either side of the fireplace, two large sash windows, a TV point and a double panel radiator.

Kitchen/dining room 16' 11" x 13' 3" (5.15m x 4.04m)

This big, bright kitchen/dining room has broad sash windows allowing in lots of natural light. It is fitted with smart kitchen base and wall cabinets with oak work tops and incorporates a one and a half bowl stainless steel sink and mixer tap, a 4 burner gas hob with an extractor hood and light above, a built in double oven and a dishwasher. Directable spotlights are ceiling mounted and there is a pendant light too. The kitchen is large enough for a big dining table and 6-8 chairs and the floor is laid with oak. In one corner of the room is a cupboard which houses the Baxi gas fired central heating boiler, the circuit breakers and space for a washer/drier.

Bathroom



The bathroom is tiled to shoulder height and has a white panelled bath with a shower/mixer tap and a shower curtain rail fitted above. A wash hand basin is fitted and a low level w.c., a single panel radiator and a laminate wood effect floor.

Bedroom 1 15' 4" x 14' 3" (4.67m x 4.34m)



A large room with picture rails, a broad sash window, a range of freestanding wardrobes, a double panel radiator, a TV point and a pendant light point.

Bedroom 2 15' 11" x 11' 8" (4.85m x 3.55m)



A generous second double bedroom with a broad sash window and a gorgeous view over the edge of town to the Dartmoor countryside. It has a tall ceiling and picture rails, a pendant light and a double panel radiator and plenty of space for wardrobes.

Bedroom 3 9' 11" x 9' 2" (3.02m x 2.79m)



A twin room with a tall sash window, picture rails, a pendant light point and a double panel radiator.

Exterior

Parking

Two parking spaces are included with the property.

Communal garden

The garden is for the use of all occupants. It is mostly laid to lawn and bounded by hedgerows and a stone wall.

Tenure

The property has a lease with in excess of 950 years unexpired. Each leaseholder is a Director of the Management Company which owns the freehold.

Management charges

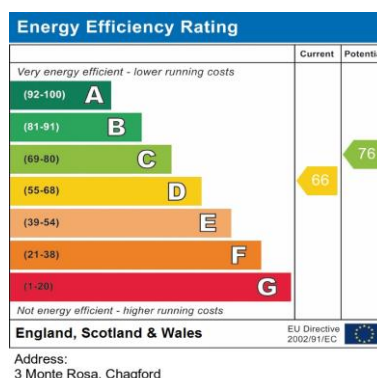
£75.00 per month

Council Tax Band

Band C

Directions

From Fowlers front doors turn right and walk down The Square and into Southcombe Street. Continue along Southcombe Street and at the right hand bend it becomes Lower Street. Walk down Lower Street and after the road narrows take the first turning on the right into Bretteville Close and you will see Monte Rosa on the corner. Behind the building is the car park and from there a set of steps lead up to the first floor communal hallway. Enter the hallway and take the right turn which leads to the front door of No.3.



Viewing by appointment only

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