



**fowlers**  
properties

**10 Lords Meadow**  
Chagford, Devon TQ13 8FS

**£118,000** Leasehold  
For 40% Share



### The Property

10 Lords Meadow is a leasehold shared ownership property with the Aster Group. It offers the opportunity for a buyer with a Dartmoor connection to get on the property ladder and we are offering the current leaseholder's 40% share for sale with the possibility of up to an 80% share subject to approval by Aster. The house is only 5 years old with the NHBC backed insurance guarantee still having 5 years to run. The house is presented in excellent order and it is fully double glazed and gas centrally heated with a highly efficient B rated EPC. This semi detached home has one parking space and a rear garden with a southerly aspect which is mainly laid to grass and has a small patio. The accommodation comprises an entrance hall with cloakroom/w.c., a living room and kitchen/breakfast room on the ground floor, whilst upstairs there is a landing, bathroom and two double bedrooms. Fowlers strongly recommend viewing this home.

### Situation

10 Lords Meadow is located on the edge of the sought after Bellacouch Meadow development. The property is located only a ten minute walk from the bustling town, where there is a wide variety of day to day and specialist shops, pubs and cafes. This ancient Stannary town also has surgeries for doctor, dentist and vet, a library and good sports facilities with a football and cricket pitch, sports pavilion, tennis club, bowling club, skate park and play park and the town is surrounded by countryside, waterside and moorland walks. The A30 dual carriageway is only about 5 miles away and the county town of Exeter is approximately 20 miles.

### Tenure

Leasehold with 120 years unexpired. We are offering the 40% currently owned by the leaseholder. This would mean that a current rent of £426.91 pm will be payable to Aster in addition to any mortgage payments (due to rise to £441.19 from 1<sup>st</sup> April 2026).

It is possible to increase the share of ownership (staircasing) up to a maximum of 80% by also purchasing a share of ownership from Aster, and at this level the current rent payable would be £142.31.

### Local connection criteria

Purchasers must be able to demonstrate a local connection, ie:

- They are currently living in Dartmoor National Park, having done so for a continuous period of not less than 12 months.
- Or they have a strong local connection to Dartmoor National Park, for example they are employed in Dartmoor National Park
- Or their work is primarily carried out in Dartmoor National Park, having done so for a continuous period of at least 2 years.
- Or they have a family member living in Dartmoor National Park who has done so for a continuous period of at least 5 years.
- Or a significant part of their upbringing took place in Dartmoor National Park.

Please see Aster's Key Information About The Home leaflet.

- A smart shared ownership property specifically for people with a Dartmoor connection
- 40% to 80% ownership available through Aster Group
- One parking space
- Nearby access to primary and pre-school
- Kitchen/breakfast room and separate living room
- Two double bedrooms and bathroom
- South facing garden overlooking woodland
- Full fibre connection and all mains services
- Double glazed and gas centrally heated with B rated EPC
- A great opportunity to get on the housing ladder



### Entrance

A slated canopy porch shelters the solid wooden multi locking front door.

### Entrance hall

This bright hallway has panelled doors to all rooms, a single panel radiator, pendant light point, wall mounted central heating controls, a upvc double glazed window with sill, oak laminate flooring and a staircase to the first floor.

### W.C.

Fitted with a white suite of low level w.c. and a pedestal wash hand basin with tiled splashbacks, vinyl floor, pendant light point and a single panel radiator.

### Kitchen/breakfast room

A bright room with a southerly aspect overlooking the rear garden. It has a broad upvc double glazed window with tiled sill and a part glazed double glazed door to the garden. It has ample room for a breakfast table and has a pendant light point above the dining area and a spotlight fitment for the kitchen area. It is fitted with a range of base and wall cabinets with wood effect roll top work surfaces, a 1½ bowl stainless steel sink, a stainless steel four burner gas hob with circulator hood and light above and an electric single fan oven and grill below. There is plumbing and space for an automatic washing machine and a freestanding fridge/freezer. A kitchen cabinet conceals the Vaillant gas fired central heating boiler.





### Living room

A bright triple aspect room with upvc double glazed windows front and rear, and a small window to the side, two pendant light points, a TV point, double panel radiator and a large downstairs cupboard.

### First floor

The bright landing has a upvc double glazed window, a white painted balustrade alongside the stairwell, panelled doors to all rooms, pendant light point, single panel radiator and large walk-in cupboard and neutral carpet.

### Bedroom 2

A double room with a southerly aspect and a upvc double glazed window. It has a pendant light point and a double panel radiator and has neutral carpet.



### Bedroom 1

A double room with a southerly facing upvc double glazed window, pendant light point and a double panel radiator, neutral carpet with TV point and thermostat.

### Bathroom

A spacious bathroom with a white suite comprising a panelled bath with mixer tap, full height tiled splashbacks, shower screen and built in thermostatic shower, pedestal wash hand basin with tiled splashback and a low level w.c. A shaver/light is wall mounted and there is an extractor fan and a single panel radiator.

### Exterior

#### Rear garden

A sunny enclosed garden with rendered and close bonded fencing. It has a small paved patio and a path to the side gate, there is also an exterior light. The garden looks onto woodland and is south facing and quite private.

#### Parking

There is one parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council tax band

Band C

Services

Mains gas, water, electricity and drainage.

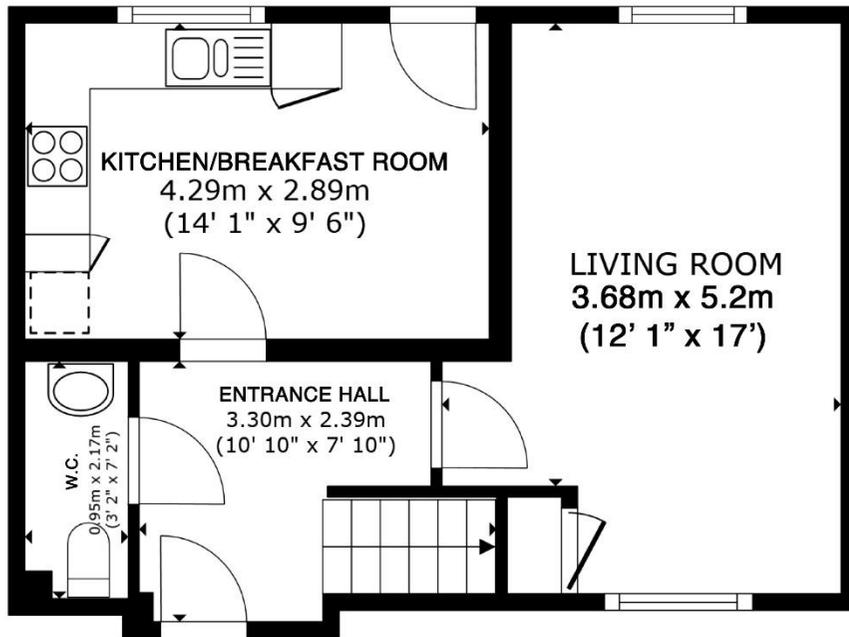
Service charge

£13 per month (due to rise to £14.01 per month from 1<sup>st</sup> April 2026).

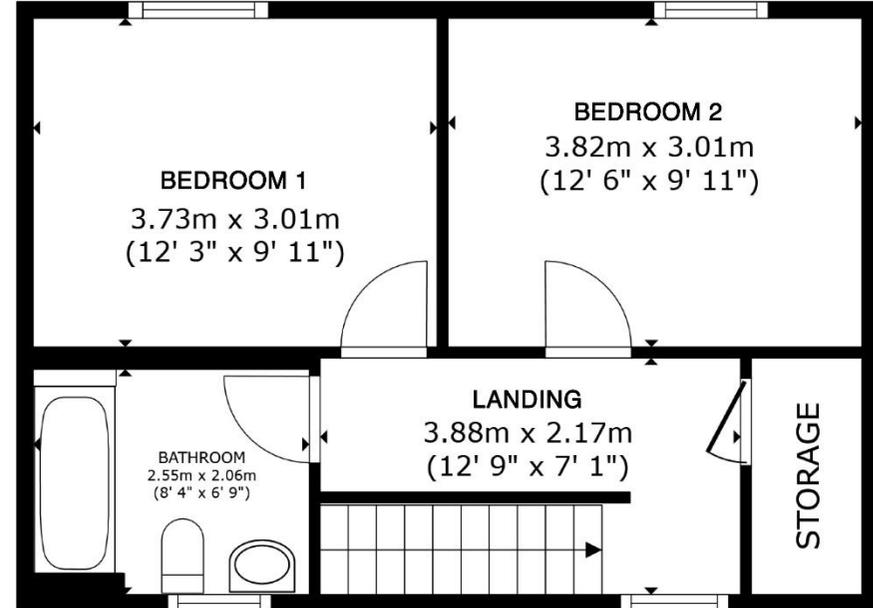
Directions

From Fowlers double front doors turn right and walk down The Square turning right at the delicatessen and walking into the churchyard through the lychgate. Turn left and follow the footpath down past the churchyard and when it comes to an end at Westcott Lane continue straight on down the lane. Take the first walk way on the left, which leads into the Bellacouch Meadow development and turn right as you emerge into the courtyard. No 10 Lords Meadow is the third house on the right.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 39.9 m<sup>2</sup> (429 sq.ft.) FLOOR 2 40.4 m<sup>2</sup> (435 sq.ft.)  
TOTAL : 80.3 m<sup>2</sup> (864 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### VIEWING BY APPOINTMENT ONLY

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