



Broomhill House

Chagford, Newton Abbot TQ13 8DD

RENDELLS

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Chagford, Newton Abbot TQ13 8DD

Asking Price £720,000

A delightful detached five bedroom Edwardian House on this sought after private road close to Chagford. Occupying a plot of approx 0.20 acres it does require modernisation but offers good sized accommodation with high ceilings, a garage with first floor storage/office space, and attractive gardens. Driveway parking for a number of vehicles. Offered with no upward chain.

Situation:

The property is situated approx 0.75 miles from the centre of the picturesque old market town of Chagford, 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 inns, a primary school, medical, dental and veterinary facilities and churches.

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, tennis and a seasonal open-air swimming pool, as well as a golf course nearby at Bovey Castle.

Description

A lovely detached Edwardian House believed to have been built circa 1910 and occupying a generous 0.20 acre plot with gardens to both the front and rear. Internally the property is dated and would benefit from modernisation but it also benefits from high ceilings providing light and space. Gas centrally heated and with a range of glazing it offers potential for a wonderful family home without feeling overlooked. Offered with no upward chain.

Accommodation:

To the front is a timber **Porch** overlooking the garden which provides entrance to the good width **Hallway** accessing the full depth **Living Room** offering an attractive fireplace with marble surround and timber mantle. The **Kitchen/Dining Room** also extends the full depth of the house and currently has a snug area to one end and the kitchen units and Aga towards the rear. A rear hallway leads through to the **Cloakroom** and a good sized **Utility** leading to the rear garden and Garage.

From the main hallway a wide staircase leads up to a half Landing with a **Family Bathroom** and separate **WC**. From the first floor landing there is access to **Three Double Bedrooms** with views to the open moor. The master suite extends the full depth of the house overlooking the garden with access to its own en-suite shower room. Stairs lead up to the second floor landing giving access to the further **Two Double Bedrooms**, both with access to the eaves storage.

Outside:

A gravelled drive runs up the side of the plot and house to the two storey Garage (4.75m x 4.39m) with light and power connected, up and over door, stair to first floor where there are two store rooms, one with good rural views. Potential for office/studio or rental subject to any necessary consents.

The front garden is accessed from the drive with an archway through the hedge and has level lawn bounded by high hedges with a large old stone bird bath feature and an assortment of mature shrubs and bushes. This runs up the side of the house, past the foundations of an old conservatory, to the rear garden which is paved adjacent to the house but with further level lawn leading to a timber shed towards the rear with attractive flower beds and apple trees.





Services:

Mains gas, electricity, and water (metered). Mains drainage.
The property benefits from oil fired central heating with radiators.
There are also two old night storage heaters to the top floor.
Broadband Internet - up to 67mbps (Source Uswitch)

Local and Planning Authority:

West Devon Borough Council, Kilworthy Park, Tavistock PL19 1SF

Council Tax:

Council Tax Band G (Rate for 2023/24 is £3,869.36).

Energy Performance Certificate

Energy performance rating E52 with potential for C76.

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277

What3Words Location: scorch.bucket.driftwood

Directions:

From Exeter take the A30 to Whiddon Down and then the A382 towards Chagford and Moretonhampstead. At Easton Cross take the B3206 signposted Chagford. After approx 0.8 miles take the left turn into Broomhill. It is the third property on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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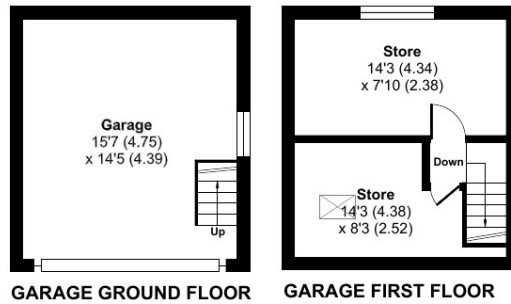
Approximate Area = 2042 sq ft / 189.7 sq m

Limited Use Area(s) = 109 sq ft / 10.1 sq m

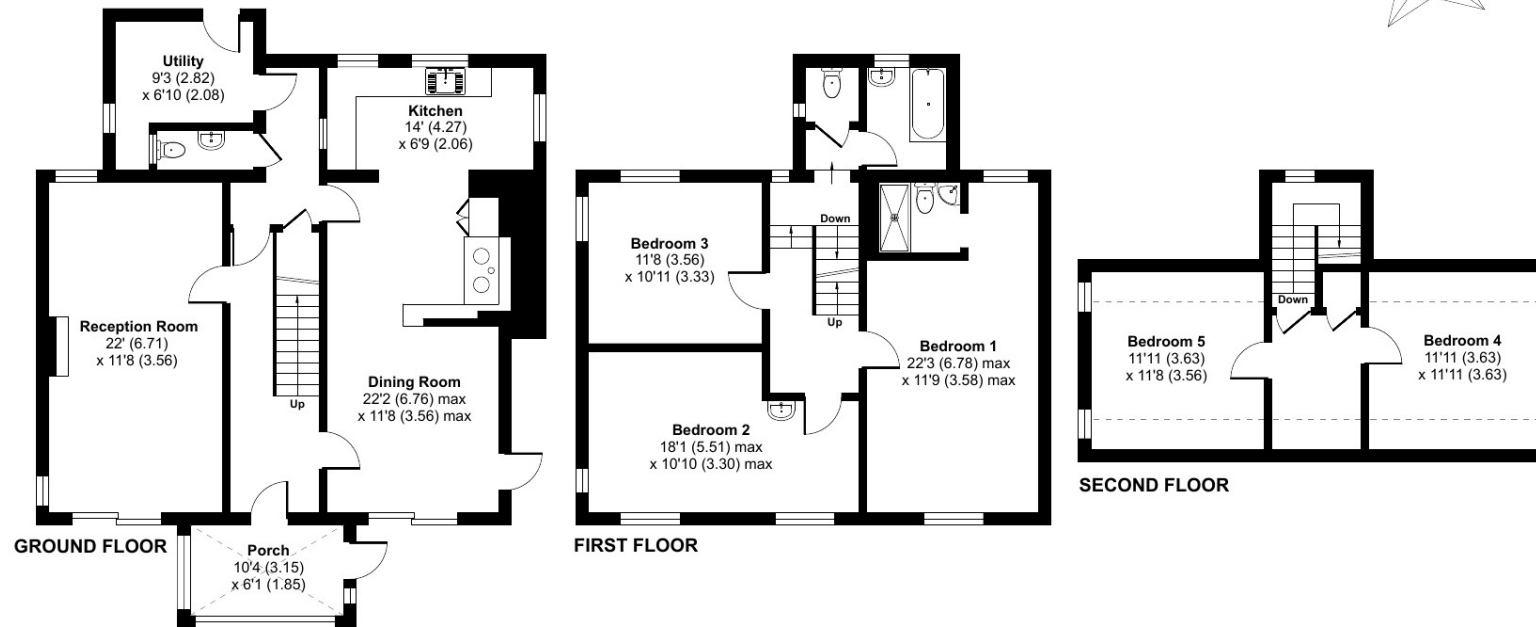
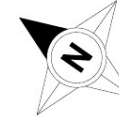
Garaging = 454 sq ft / 42.1 sq m

Total = 2605 sq ft / 242 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Rendells. REF: 1033442

Consumer Protection from Unfair Trading Regulations 2008

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