

Established



1816



**High Acre, Broomhill, Newton Abbot, TQ13 8DD**

**Asking Price £715,000**

A recently updated detached 2/3 bedroom chalet bungalow in a delightful setting on a private road half a mile from the sought after market town of Chagford. Benefiting from extensive rural views and sitting in a plot of just under half an acre it has been greatly improved by the last owner (including a new kitchen and bathroom) and also benefits from generous parking and a Garage/Utility Room. Offered with no upward chain.

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## Situation

The property is situated centrally within its own plot on a private road approx half a mile from the centre of the picturesque old market town of Chagford, deep in Dartmoor National Park. It 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 approx 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 and a seasonal open-air swimming pool.

## Description

High Acre is believed to have been built in the 1970's and is a dormer bungalow of traditional cavity construction well located in a central position within its own plot and benefiting from some excellent views. The original Garden Room was replaced in 1992 with what we see today whilst the previous owner made improvements within the last few years including changes to the layout and putting in a new kitchen, new bathroom and new shower room, new carpets and decorating throughout as well as the new oak doors and skirtings, and the gas fired woodburner style heater in the Living Room. It benefits from full double glazing and gas central heating. An internal viewing is highly recommended.

## Accommodation

An oak front door opens into the light hallway with stairs up to the first floor and a store cupboard under. There is a modern Wet Room/Shower with WC and access to the recently fitted Kitchen/Diner with dark slate work surfaces over oak units and which is also light with good west and north facing windows offering views. There is a cooker point but no hob or cooker currently fitted, space for some under counter appliances. The Living Room has a gas real flame effect woodburner style heater, has room for a dining table and offers excellent views over the garden and beyond and patio doors to the small paved terrace. From the Hallway there is also access to the Study/Garden Room which has potential to create a third bedroom if desired. To the first floor is the modern bathroom suite with excellent views and two double bedrooms with useful eaves and loft storage, the master offering excellent west facing rural views.

## Outside

Access is via a private road. A timber gate opens into the tarmac parking area for multiple vehicles. There are extensive and attractive gardens with a number of fruit trees and flower beds with potential for a vegetable garden. A rear paved patio seating area is adjacent to the property with rural views and a pond water feature. There is an access door to CELLAR STORAGE under part of the property. The plot extends to approximately 0.49 acres.

## Services

Mains gas central heating via a combi boiler with secondary gas fired woodburner effect fire in Living Room. Mains electricity and water. Private drainage via Septic Tank. Superfast Broadband available up to 72Mbps (Source Ofcom)

## Planning Authority

Dartmoor National Park Authority, Parke, Bovey Tracey TQ13 9JQ —Tel 01626 832093

## Council Tax

Band F (West Devon Borough Council) - £3,520.37 for 2024/2025

## Energy Performance Certificate

E50 with potential for B81

## 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.

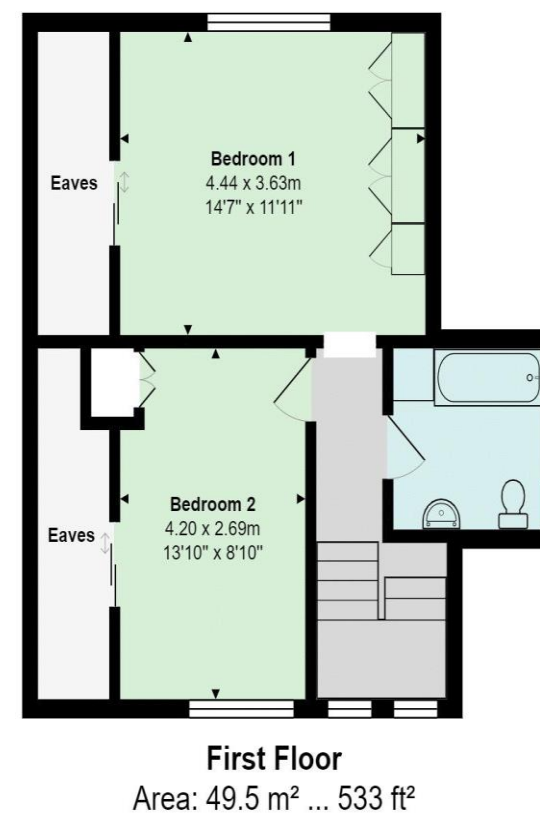
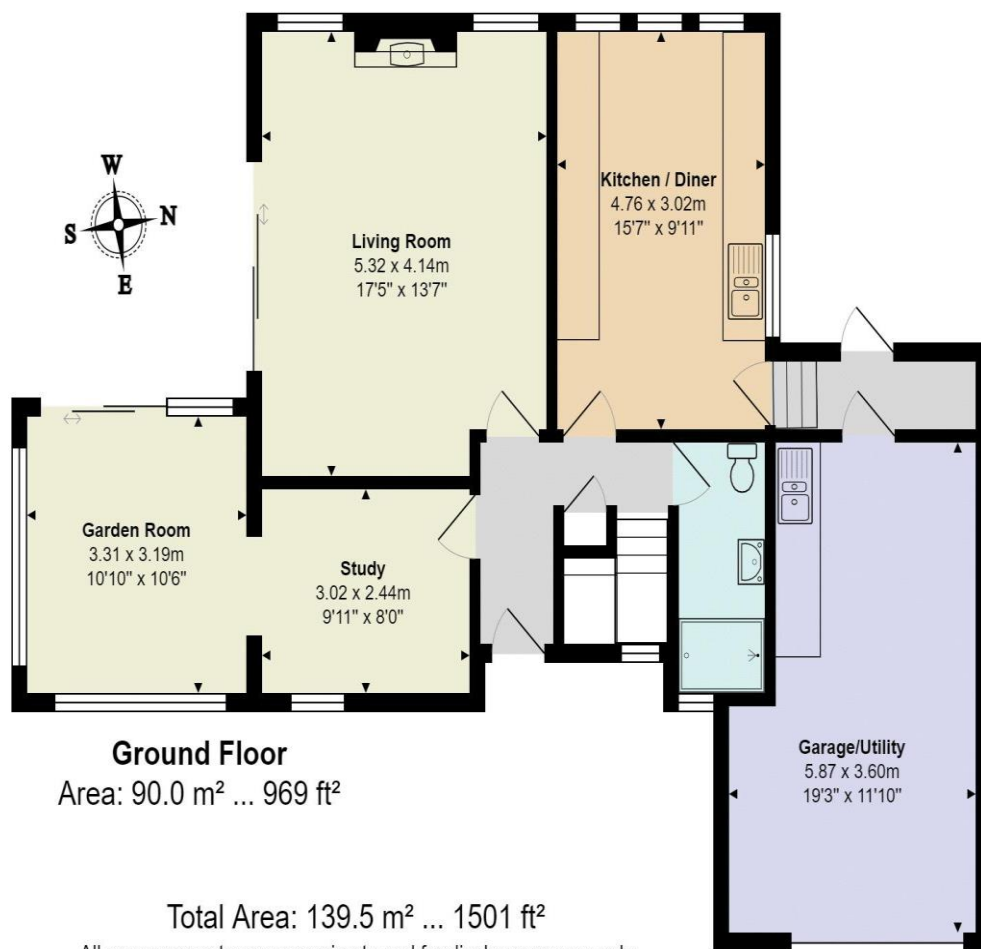
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**Directions**

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 and follow the road to the right. High Acre will be the second property on the right hand side. What3Words location: striving.golf.tolerable.







**Total Area: 139.5 m<sup>2</sup> ... 1501 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only

**Consumer Protection from Unfair Trading Regulations 2008**

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

