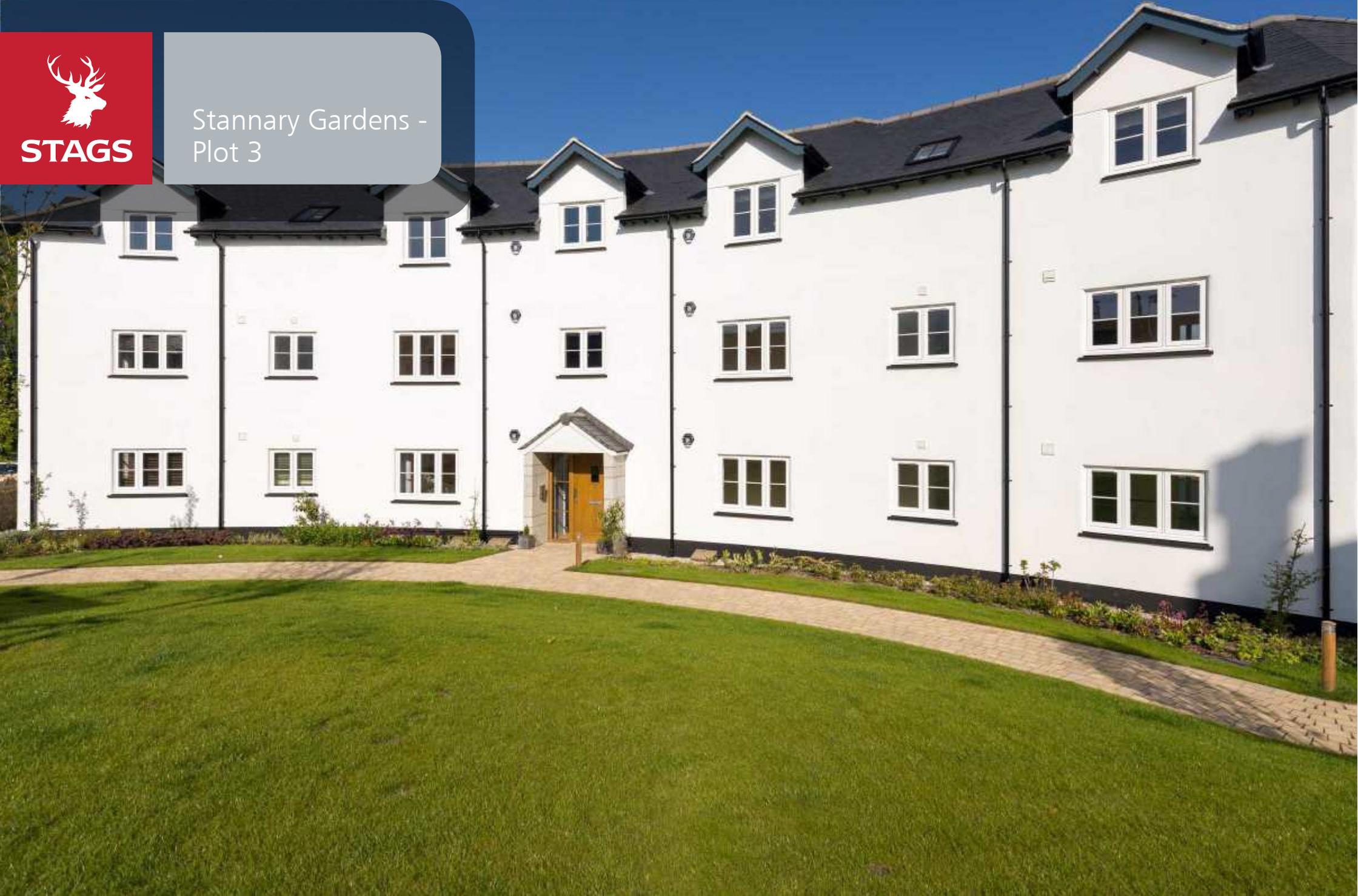




Stannary Gardens -  
Plot 3



# Stannary Gardens -

Chagford, Newton Abbot, TQ13 8AZ

Exeter 20 miles A38 4 miles

- 1st floor apartment
- Secure environment
- Spacious layout
- Superior fixtures & fittings
- Granite worktops
- Engineered oak flooring
- Neff appliances
- Central lift

**Guide price £299,950**

## SITUATION

Stannary Gardens is situated within walking distance of the centre of the sought after moorland town of Chagford. The ancient stannary town offers a wide variety of day to day specialist shops, primary school, Montessori pre-school, parish church, doctor and dentist surgeries, library, pubs and hotels. There are excellent sports facilities including a football pitch, cricket pitch with pavilion, bowling club and seasonal open air swimming pool.

The town is easily accessed via the A30 dual carriageway, which is four miles away at Whiddon Down with Cornwall in the west and the university and cathedral city of Exeter approximately twenty miles to the east. Exeter offers a wide range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. Exeter has two mainline railway stations on the London Waterloo and Paddington lines. Exeter International Airport lies



SHOWHOME AVAILABLE TO VIEW FRI, SAT & MON 10am-4pm.  
Plot 3 is a luxury first floor apartment with balcony and two





about four miles east of the city.

Due to its position within the Dartmoor National Park, there are many thousands of beautiful unspoilt moorland acres in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

### DESCRIPTION

Part of a new development of 15 age-exclusive homes for the over 55s, Plot 3 is a first floor apartment comprising sitting / dining room with balcony off, luxurious, fully equipped kitchen with Neff appliances and granite surfaces, 2 bedrooms (1 en suite) and two parking spaces.

A feature of the development is a landscaped and attractively lit communal garden with a summerhouse for all to enjoy.

Included in the annual service charge is a visiting Estate Manager who is responsible for the general wellbeing and security of the development, including estate maintenance, caring for the private and communal gardens, external window cleaning and waste management.

### TENURE

The apartment will have a 125 year lease. The ground rent is £200 per annum.

### DIRECTIONS

From Exeter proceed on the A30 dual carriageway west towards Okehampton exiting at Whiddon Down. Proceed through the village and at the next roundabout, turn left onto the A382 signposted Moretonhampstead and Chagford. Continue on this road for approximately 2 miles to Easton Cross and turn right signposted Chagford. Proceed into the town passing the garage on the left and the school on the right. Stannary Gardens can be found on the left hand side before reaching the town square.





These particulars are a guide only and should not be relied upon for any purpose.



Stags  
 21/22 Southernhay West, Exeter, Devon,  
 EX1 1PR  
 Tel: 01392 255202  
 exeter@stags.co.uk

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-100	<b>A</b>		
81-91	<b>B</b>	86	86
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			
England & Wales		EU Directive 2002/91/EC	