

**STUART  
OLIVER**  
RESIDENTIAL



Merrivale, Greenacres, Chagford, TQ13 8AS  
**£265,000 Leasehold**



- Top floor apartment
- Two double bedrooms
- Ensuite to main bedroom
- Further bathroom
- Modern kitchen
- Fabulous reception room
- Views over Dartmoor countryside
- Lift service
- Short walk to Chagford centre
- Communal gardens

An impressive top floor apartment with two double bedrooms and an en suite to the main bedroom. The main reception room has great views over the neighbouring Dartmoor countryside and a gas real flame fire. This imposing building has a lift and lovely gardens. Chagford is located a short walk away and offers a great variety of independent traders, shops, pubs and a café. The town also offers a variety of sporting activities including a tennis club, football, cricket pitch as well as an open-air swimming pool available during the summer months. Chagford is set within the Dartmoor Park and offer fabulous walks on the moors and more locally the riverside walks and the commons set below Meldon Hill. Exeter is approximately 20 miles away and the A30 dual carriageway is only 5 miles giving access to the M5 motorway network.





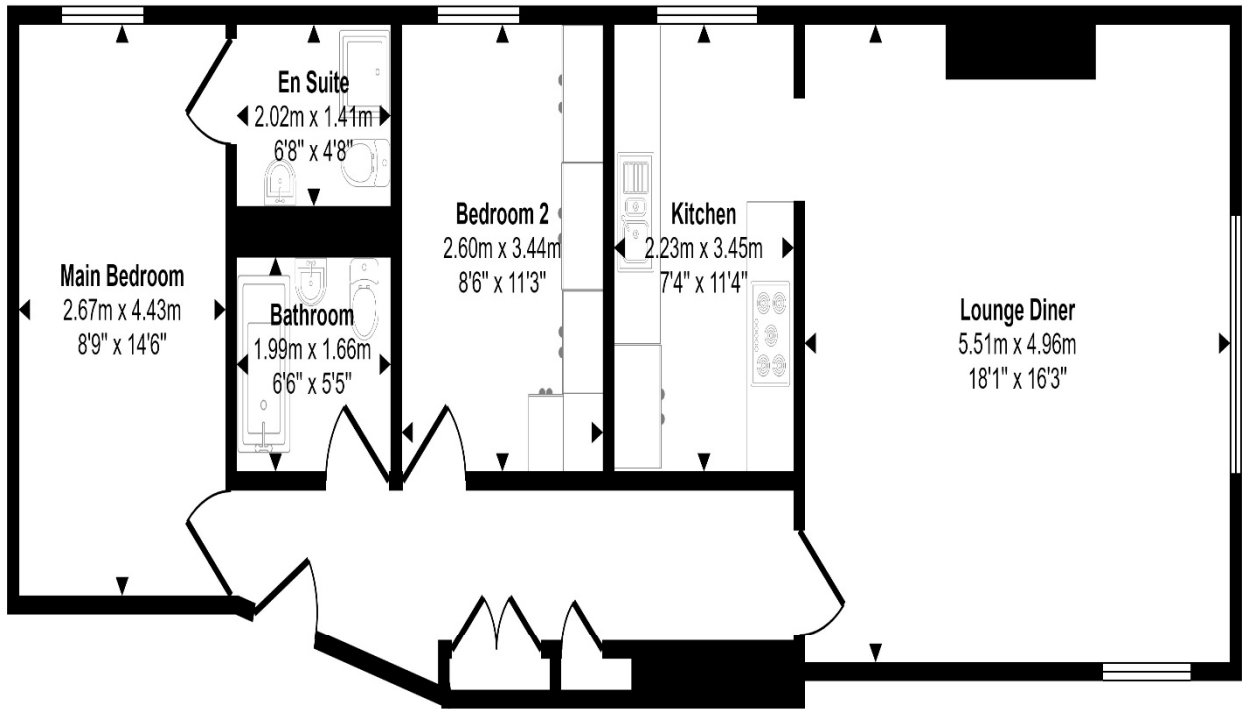
Upon arrival you are greeted by a pillared entrance leading to the private parking spaces which includes visitor parking. Once in the main entrance there are stairs to all floors, the lift and the communal utility room. On the top floor there is a bright communal landing and a door to Merrivale.

The apartment has a spacious entrance hall with built in storage cupboards and a video entry system. The reception room is to the rear and enjoys a dual aspect with superb views over the rear gardens and the Dartmoor countryside. There is a gas real flame fire and an opening to the modern contemporary kitchen. The kitchen has a lovely feature window with stained glass side panels which fills this room with natural light. The kitchen has a range of base and eye level units with ample stone work tops. There are many built in appliances including a halogen hob with extractor fan over, dishwasher, a washing machine/tumble dryer, built in oven and fridge/freezer. The kitchen also has under counter lighting and a pull out larder cupboard. The main bedroom is to the front and has a sash window to the side and high ceilings. The main bedroom has an ensuite shower room which has a fitted shower cubicle, low level wc and a pedestal wash hand basin with vanity mirror over and a shaving point and light. The second double bedroom has a smart pull down double bed which folds away flush to the neighbouring fitted wardrobes which also incorporates a built in dressing table/desk. The main bathroom has a matching three piece suite including a white bath with a shower over, a low level wc and a pedestal wash hand basin with a mirror, shaving point and a vanity light over.

Outside to the side/rear of the building there is an entrance to the communal gardens which is mainly lawned with a rear patio area offering wonderful place to sit and enjoy the views over the neighbouring countryside.



Approx Gross Internal Area  
77 sq m / 825 sq ft



## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	