

**STUART  
OLIVER**  
RESIDENTIAL



8a The Square, Chagford, Devon, TQ13 8AB  
**£169,950 Leasehold**

## 8a The Square, Chagford, Devon, TQ13 8AB



- Split level maisonette
- Central location within Chagford
- Within Dartmoor National Park
- Two bedrooms
- Good size reception room
- Modern Kitchen
- Modern bathroom with jacuzzi bath
- Ideal investment or first time buy
- Private entrance
- No chain

A lovely two bedroom split level maisonette located in the central square in the picturesque and highly sought after stannary town of Chagford. The property is set over two and a half levels and has a wonderful open plan reception room / kitchen with tiled and wooded flooring and the property enjoys views to the rear over the village and towards Dartmoor.

This is a wonderful property located in one of Devon's most desirable towns located within Dartmoor National Park with its beautiful views and walks all on your doorstep. This property would be an ideal first time buy, rental investment or holiday home.

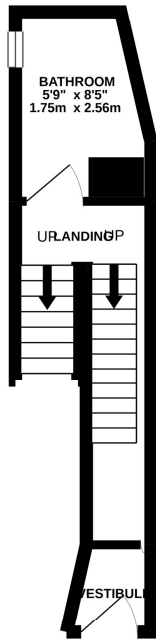




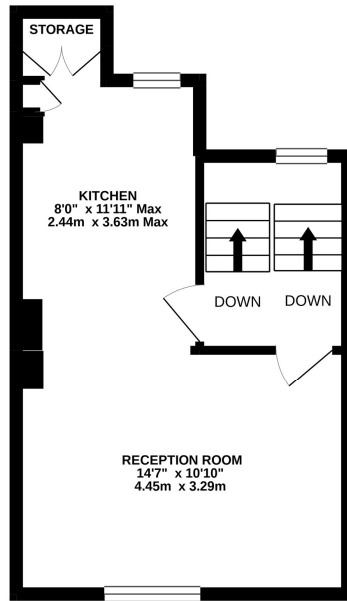
Upon entering this property via its own private entrance you are greeted by an entrance vestibule with stairs rising to the first mezzanine landing with a door to the modern bathroom which has a modern three piece suite including a contemporary wash hand basin which sits upon a storage cupboard for toiletries, a jacuzzi bath with monsoon shower over and a low level w/c. The bathroom has a window and a heated chrome towel rail. Stairs rise from the mezzanine landing to the first floor where there are two doors, one leading into the kitchen area and the other into the reception area. The reception has pleasant views to the front through a double glazed sash window with a window seat below incorporating storage, this room benefits from multiple modern recessed spotlights, lit recessed display shelf and wooden flooring. The kitchen area has a good range of eye and base level units with ample work surfaces and a fitted breakfast bar. There is a four-ring electric hob with extractor fan over, built in oven and fridge. There is space for an under-counter freezer and space and plumbing for a washing machine. The kitchen area has a tasteful tiled floor. From the first-floor stairs rise to the top floor landing where there is a large storage/linen cupboard and doors to both bedrooms and a window to the rear. The Main bedroom is situated to the front and has a window with front aspect and a separate Velux window allowing plenty of natural light. The bedroom also has two double built in mirror fronted wardrobes and a fitted unit incorporating four drawers. The second bedroom is located to the rear of the building and enjoys far reaching views over Chagford and beyond towards Dartmoor. The property has fitted ceiling speakers for entertainment in most rooms.



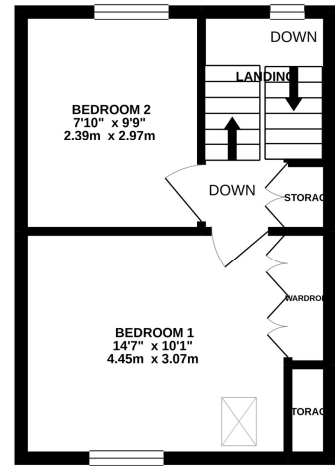
GROUND FLOOR  
122 sq.ft. (11.3 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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