



mansbridgebalment

CHAGFORD

£395,000



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4/6 High Street, Chagford, TQ13 8AJ

SITUATION AND DESCRIPTION

The property is situated close to the town centre and amenities with public parking a short walk away.

Set in the very heart of the Dartmoor National Park and situated prominently in the highly sought after town of Chagford, which is a popular centre for both walking and riding. The town centre contains a variety of shops and public houses. Primary education is well catered for and the recently built local school has a fine reputation. The recreation ground is the home of thriving football and cricket clubs and the local swimming pool provides additional leisure facilities. Nearby access to the A30 gives good communication links to Exeter, its airport and the M5 motorway.

An attractive Grade II listed building presented in good order throughout and comprising tearoom to the ground floor with two bedroom flat above. The accommodation in brief comprises café/tearoom; fully equipped commercial kitchen; inner hallway leading to rear sitting room. To the first floor are two bedrooms, one en suite shower room; sitting room; kitchen and two separate cloakrooms.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows

CAFE/TEAROOM

19' 9" x 12' 2" (6.02m x 3.71m)

An attractive character room with multi panned window to front and main entrance door to street, exposed timber to ceiling and walls, 20th century brick fireplace and open access to kitchenette.

KITCHENETTE

7' 2" x 4' 8" (2.18m x 1.42m)

With exposed granite wall and original exposed timbers, multi panned window to side.

INNER HALLWAY

Leading to:

KITCHEN

13' 1" x 9' 5" (3.99m x 2.87m)

Fully fitted with an extensive range of commercial stainless steel equipment, Ventaxia extractor units and non slip flooring.

SITTING ROOM/TEAROOM

19' 8" x 12' 4" (5.99m x 3.76m)

A very characterful room with extensive exposed stonework walls, granite fireplace with bressemer and granite hearth; side entrance door and staircase to first floor.

From inner hall a staircase leads to the first floor with doors to:

CLOAKROOM

With wash hand basin; low level wc; extractor fan and radiator.

SITTING ROOM

13' 0" x 7' 11" (3.96m x 2.41m)

Accessed through panel door with original glass window over; large multi paned window to front and views to the church; attractive marble fireplace.

BEDROOM 2/STUDY

8' 11" x 8' 7" (2.72m x 2.62m)

Multi paned internal window giving borrowed from sitting room and further window to landing.

KITCHEN/UTILITY

11' 10" x 8' 1" (3.61m x 2.46m)

Window to side; range of base units with stainless steel sink and splashbacks; space and plumbing for automatic washing machine; wall mounted gas combi boiler (operating central heating).

BEDROOM

17' 1" x 12' 10" (5.21m x 3.91m)

Windows to front and rear, built in wardrobe.

EN SUITE

Window to side, fully tiled shower cubicle with electric shower; pedestal wash hand basin; low level wc; built in wardrobe.

OUTSIDE

Although there is no garden the external passageway has three doors giving access to the property and a bin storage area.

BETTER **COVERAGE**, WIDER **CHOICE**

MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***

AGENTS NOTE

The property is currently tenanted under a 15 year lease which is due to expire in 2031.

The rent is £15,000 PA.

SERVICES

Mains water, drainage, electricity and mains gas.

OUTGOINGS

The property is subject to business rates and local council tax.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

From our office in Okehampton proceed in an easterly direction joining the dual carriageway towards Exeter. Exit the dual carriageway at Whiddon Down and follow the signs for Chagford. On the approach to the town pass the new primary school and proceed to the square leaving on the left towards the church where the property can be found on the right hand side.

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*** PL19, PL20, EX20**