



Greenacres Manor Road, Chagford, Newton Abbot, Devon TQ13 8AS

Greenacres is a Victorian three storey building converted in to apartments with communal garden, rural views and private parking. Merrivale is a spacious top floor two bedroom apartment with lift service comprising sitting/dining room with electric fire, kitchen, bedroom one with ensuite, bathroom and stunning views across Dartmoor.

A38 4 miles / Okehampton 11 miles / Exeter 20 miles

• Available Now • Top Floor Apartment • Two Bedrooms • Lift Service • Modern Kitchen and Bathrooms • Views of Dartmoor • Deposit: £1326 • Term: Long Term • EPC D • Tenant Fee Apply

£1,150 Per Calendar Month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

Greenacres is a Victorian three storey building converted in to apartments with communal garden, rural views and private parking. Merrivale is a spacious top floor apartment comprising sitting/dining room with electric fire and views of Dartmoor. Bedroom one with ensuite, a second bedroom with custom fold down double bed and fitted wardrobes, bathroom and hallway with video intercom. Lift Service available. Available Now. Deposit £1326. Council Tax Band D. Tenant Fees Apply.

ACCOMMODATION

Front door opens into -

ENTRANCE HALLWAY

Video intercom, cupboard with hanging rail and second storage cupboard. Side table with shoe draw unit. Radiator and doors to -

SITTING / DINING ROOM 18'0" x 16'7"

Electric fireplace with mantle over, storage unit and two x radiators. Two windows to side and front aspect with stunning views of Dartmoor.

KITCHEN 12'1" x 8'2"

Modern kitchen with floor and wall mounted cupboards and drawer units. Appliances include fridge/freezer, washer/dryer and dishwasher. Built in oven with four ring electric hob and extractor over. Sink with mixer tap over. Stained glass window to the side aspect.

BEDROOM ONE

15'8" x 8'10"

Window to the side aspect and radiator.

ENSUITE

Shower, low level WC and wash hand basin with 2 x mirrors. Storage cupboard and radiator.

BEDROOM TWO

11'5" x 8'2"

Bedroom with custom fold down double bed and fitted wardrobes, shelving and radiator. Window to the side aspect.

BATHROOM

Bath with shower over, low level WC and wash hand basin with mirror over. Storage cupboard and radiator.

GARDEN

Communal gardens with seating area and lawns.

PARKING

One allocated parking space and visitors parking.

SERVICES

Mains gas, electric and water. Council Tax Band D.

SITUATION

The property 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 A38 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 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.

LETTING

The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £1150 pcm exclusive of all charges. DEPOSIT: £1326 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents. The Landlord would prefer no pets residing at this property.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent

and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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