



4 Great Tree Park, Chagford, Devon

For the finer things in property.



4 Great Tree Park, Chagford, Devon TQ13 8JP

A comfortable family home in a sought-after gated development within the Dartmoor National Park, just two miles from Chagford.

Chagford 2 miles, Okehampton 9 miles, Exeter 19 miles

Reception hall | Sitting room | Study | Kitchen
Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Garage | Garden | EPC rating C

The property

4 Great Tree Park is a beautifully presented terraced house offering clean, neutral décor with plenty of natural light, arranged over two floors. The property benefits from its excellent views over the Dartmoor National Park.

On the ground floor there is a study at the front and a well-proportioned sitting room at the rear, with a fireplace and French doors opening onto the patio garden. Double doors adjoin the sitting room to the spacious 22ft kitchen with its fitted base and wall units, range cooker and space for a family dining table.

Upstairs there are three comfortable bedrooms, two of which have built-in storage including the principal bedroom with its en suite shower room. The first floor also has a family bathroom with a separate shower unit.

Outside

The property is located along a private gated driveway with plenty of parking space in front on the communal parking area, as well as access to a garage for further parking and storage. The front garden has a pathway to the entrance, with beds containing various shrubs. At the rear, the private garden has a paved patio, border hedgerows and gravel beds, while a gate opens onto the beautiful communal gardens and grounds with views across the Dartmoor countryside beyond. The garden space has the

potential for entertaining and al fresco dining during the extended hours of summer sunlight afforded by the terrace's southerly aspect.

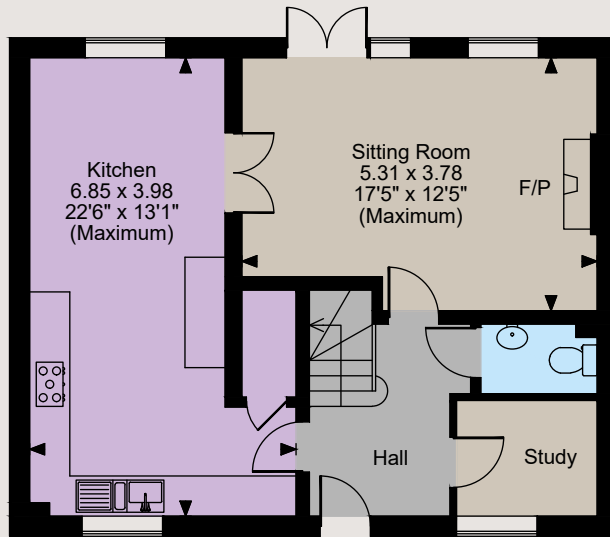
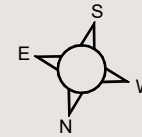
Location

The exclusive Great Tree Park development occupies an enviable woodland location on the eastern side of the Dartmoor National Park, just outside of the hugely popular town of Chagford. This part of moor is renowned for its magnificent scenery and offers a great number of fine walks, excellent opportunity for riding and various outdoor pursuits, together with cultural landmarks such as Castle Drogo. Chagford offers a wide range of amenities including churches, a primary school, Montessori nursery school, and a health and dental centre. There is also a wide range of shops including a delicatessen, ironmongers, wine merchant and a number of boutiques, plus a good selection of cafes, pubs and restaurants. The thriving city of Exeter is approximately 19 miles away and provides a wealth of retail, leisure, and cultural amenities including a theatre, museum, arts centre, a wealth of shopping and fine restaurants. There are strong transport connections in the area, with the A30 just two and a half miles away, offering easy access towards Cornwall to the west, and Exeter, Exeter airport and the M5 motorway to the east. Mainline rail services are available from Exeter St. Davids.

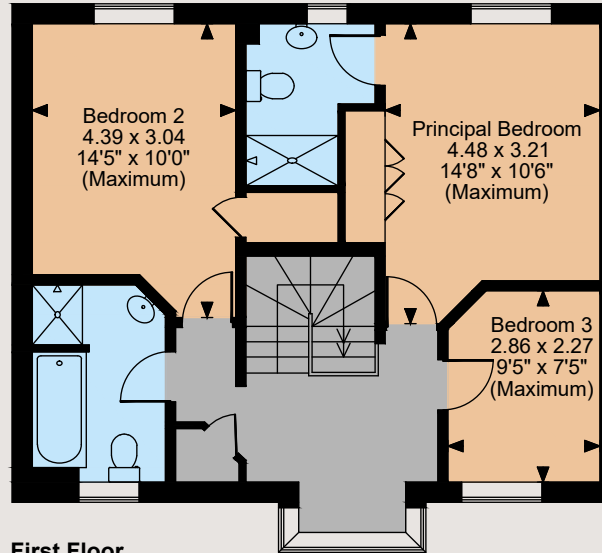




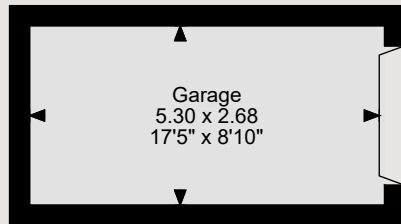
Floorplans
 House internal area 1,244 sq ft (116 sq m)
 Garage internal area 153 sq ft (14 sq m)
 For identification purposes only.



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

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General

Local Authority: West Devon Borough Council
Services: Mains electricity, gas and water.
 Gas central heating. Private shared drainage which we understand is compliant with current regulations.
Council Tax: Band F
Tenure: Freehold
Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>
Service Charge: There is an annual service charge of £1,500 per annum
Guide Price: £399,000

Exeter

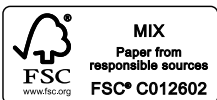
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