



A modern, deceptively spacious mid-terraced family home with three bedrooms, an ensuite, a garage, an enclosed rear garden and countryside views, in a quiet cul-de-sac location, a short walk from the shops, eateries and amenities, in the moorland town of Moretonhampstead.

17 Sawyers Close | |Moretonhampstead | TQ13 8FD



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

1,053 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

81 B



COUNCIL TAX BAND

C



in a nutshell...

- Dual aspect Sitting/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Principal Bedroom with En-suite
- Two Further Bedrooms
- Family Bathroom
- Garage & Driveway
- Private Rear Garden
- **READY WITH NO ONWARD CHAIN**





the details...

Inside, it is deceptively spacious and is nicely presented with light and neutral décor throughout, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises on the ground floor, an entrance hallway with a staircase rising to the first floor, a cupboard beneath, and a convenient ground-floor cloakroom with a WC and basin. The good-sized kitchen has a door to the rear garden and is fitted with a range of base and wall mounted units in cream, with plenty of worktop over and includes a fan-oven, an induction hob and plumbing for a washing machine and dishwasher. The spacious living/dining room with dual-aspect windows and patio doors to the garden has plenty of space for a dining table and seating, ideal for any occasion.

Upstairs, the principal bedroom is a spacious and light double room with an en-suite shower room which has a modern shower cubicle, hand basin, w.c and heated towel rail. There are two further light and airy bedrooms, one double and the other a large single, all three with views to the rear over the neighbouring fields and countryside. There is a cupboard off the landing for linens and completing the first floor is a family bathroom containing a bath with a shower over, a basin and a WC, radiator all in white.

Outside, the rear garden is a generous size. It is private and is fully enclosed making it safe for children and pets. It is beautifully landscaped with a paved patio, great for alfresco dining or a barbecue, a level lawn, areas of slate shingle and beds of shrubs, plants and flowers. It is bordered by a chest-high timber fence and enjoys a wonderful view over the adjacent meadow and countryside beyond.

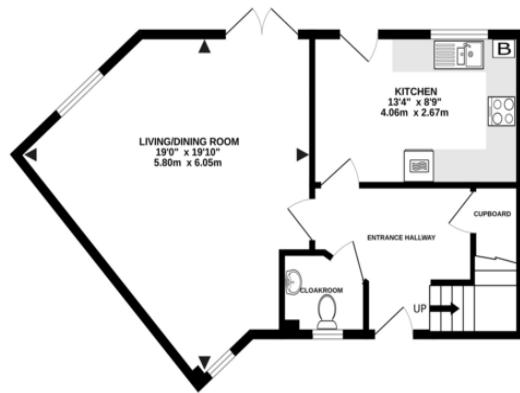
There is a lawn at the front of the property and a single garage with barn-style double doors and an additional parking space on the driveway in front.

Tenure: Freehold

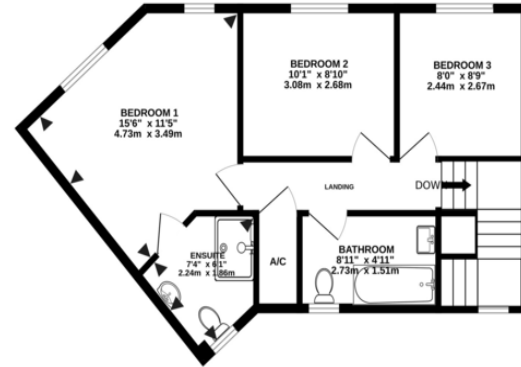


the floorplan...

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.9 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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the location...

Moretonhampstead is self-contained and provides an excellent range of amenities including a range of shops, pubs & restaurants, swimming pool, modern recently constructed primary school, public library, hospital, dentists & vets. The cathedral city of Exeter is a pleasant twelve-mile drive.

Shopping

Late night pint of milk: Co Op 0.2 miles

Town Centre: Moretonhampstead 0.2 mile

Supermarket: Asda (Newton Abbot) 12.3 miles

Exeter: 14.3 miles

Relaxing

Beach: Teignmouth 18 miles

Park: Stover Country Park 9.3 miles

Bovey Castle Golf Course: 2.4 miles

Finlake Resort & Spa: 10.9 miles

Travel

Bus stop: (The Square) 0.2 miles

Train station: Newton Abbot 12.9 miles

Airport: Exeter 21.5 miles

Schools

Moretonhampstead Primary School: 0.3 miles

Bovey Tracey Primary School: 7.2 miles

Blackpool Primary School: 9.6 miles

South Dartmoor Community College: 12.6 miles

Stover School: 10.3 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 8FD**

how to get there...

From Bovey Tracey take the A382 to Moretonhampstead. Once in the town, at the crossroads, take the first left into Court Street and continue to the roundabout. Proceed straight over and take the next right into Sawyers Close. Follow the road around and the property can be found at the far end on the right hand side





Need a more complete picture? Get in touch with your local branch...

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