



NO ONWARD CHAIN, ready to move into, THREE BEDROOM home offers well planned accommodation with SUNROOM and EN-SUITE SHOWER ROOM, complete with PRIVATE PARKING to the rear, set in the Centre of this MOORLAND TOWN, with INDEPENDENT SHOPS AND EATERIES, schools, doctors surgery, pubs, sports Centre & pool.

16 Ford Street | Moretonhampstead | TQ13 8LN



thoroughly good property agents



PROPERTY TYPE
Semi Detached
Freehold



SIZE
881 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Off Road Parking



OUTSIDE SPACE
Patio



EPC RATING
67 D



COUNCIL TAX BAND
C



in a nutshell...

- Semi Detached Home
- No Onward Chain
- Three Bedrooms
- Sunroom
- Cloakroom
- En-suite Shower Room
- Private Parking / Courtyard
- Town Centre Location





the details...

A modern, semi-detached townhouse with three bedrooms, en-suite shower room, a conservatory and parking, in a convenient location in the heart of the moorland town of Moretonhampstead.

Inside, it is presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. It is arranged over three floors offering versatile accommodation.

The ground floor has an entrance hallway with parquet flooring and a staircase rising to the upper floors. Double doors lead into the living room which has a fireplace making a nice focal point with cupboards and shelving built into the recesses on either side. The kitchen is modern with plenty of worktop space, tiled splash backs, and a range of fitted units with matching wall cabinets in a pastel shade of green. It has a fan oven with a gas hob and integral grease hood above, a stainless-steel sink and mixer tap, floor space for an upright fridge/freezer and plumbing for a washing machine and tumble dryer. A condensing combi-boiler, hidden within a matching cabinet, provides the central heating and hot water on demand. There is a convenient ground floor cloakroom with a WC and basin, and a door leads through into the sunroom extension which has a tiled floor and double doors to the driveway, and is currently used as a dining room.

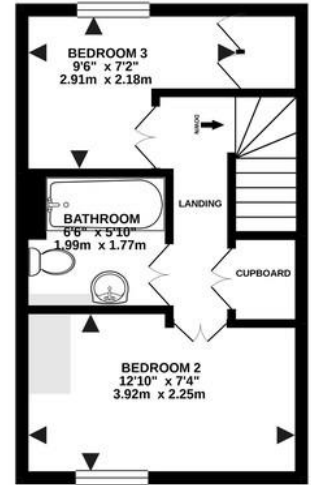
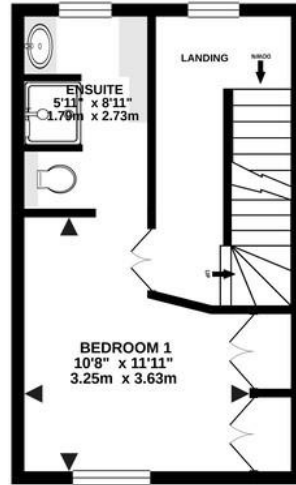
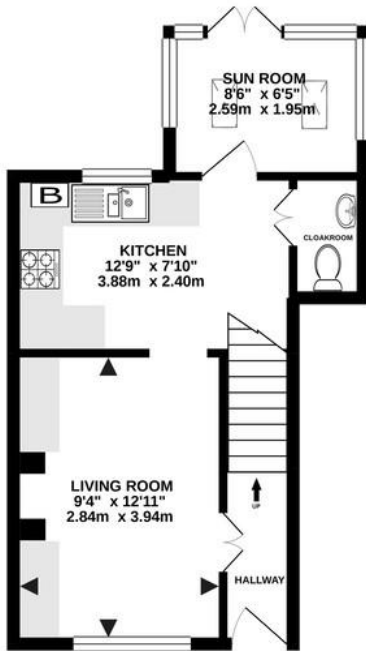
Upstairs, the first floor the landing has integral shelving, and double doors lead into the main bedroom, a light and airy double with a sash window, built-in wardrobes and an en-suite shower room containing a shower, a hidden-cistern WC, fitted wardrobes, and a vanity unit with an inset basin and storage beneath for toiletries. The staircase continues up to the top floor where there are two further bedrooms with dormer windows and fitted wardrobes. A family bathroom contains a bath with a shower over, a WC and a pedestal basin, and a hatch in the ceiling provides access to the loft space. The top floor landing has a handy cupboard above the stairs.

Outside, a tarmac driveway provides off-road parking for one, with more available in a nearby carpark, where permits can be purchased.

Tenure - Freehold

Council Tax Band - C

the floorplan...



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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.
Made with Metropix ©2021



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

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 0.1 mile
Town centre: Moretonhampstead 0.2 mile
Supermarket: Asda (Newton Abbot) 3.9 miles
Exeter: 12.1 miles

Relaxing

Beach: Teignmouth 17.5 miles
Park: Stover Country Park 9.1 miles

Travel

Bus stop: (Ford Rd) approx. 66 ft.
Train station: Newton Abbot 12.7 miles
Airport: Exeter 21.9 miles

Schools

Moretonhampstead Junior School: 0.2 miles
South Dartmoor Community College: 14.4 miles
Stover School: 10.1 miles
Please check Google maps for exact distances and travel times.

Property postcode: TQ13 8LN

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Moretonhampstead. Proceed into the town on Station Road and keeping on this road proceed around to the left into Ford Street, where just past the Union Inn, the property can be found on the right.





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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.