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properties

**2 The Glebelands**  
Moretonhampstead, Devon TQ13 8LE

**£219,500** Leasehold



### The Property

The Glebelands is a short mews of 15 homes and No.2 is at the start of the road. The property is about 19 years old and is part of a block of four apartments. No.2 is a ground floor apartment with a small patio garden, a concealed storage shed and a single off-road parking space. The accommodation comprises a hallway, a living room and kitchen, a bathroom and a double and single bedroom. It is fully double glazed and centrally heated by mains gas. This is a super property with great access to countryside walks and a level walk to the town's excellent amenities.

### Situation

No. 2 The Glebelands is located only a few minutes level walk from the bustling town centre of this vibrant moorland town. Nearby is excellent countryside, walking up to Mardon Down, a park called The Sentry and the Wray Valley Cycle Path. Moretonhampstead has a wide range of day to day and specialist shops, cafes, a pub and a hotel with a public bar. It is a lively community with a good social round. There are surgeries for doctor, dentist and vet, a Primary school and Pre school, an arts centre, sports centre and an open air swimming pool in the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles and Exeter is just 12 miles along the B3212.

### Services

Mains gas, water, electricity and drainage.

### Tenure

Leasehold with 179 years remaining of a 199 year lease. The leaseholders of 1, 2, 3 and 4 The Glebelands own a quarter share of the freehold and are Directors of the Management Company.

### Ground rent

A peppercorn rent.

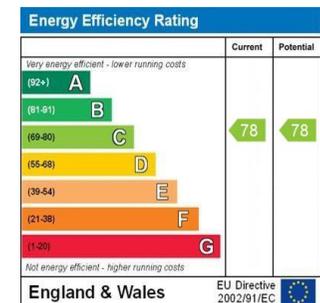
### Council tax band

Band B

### Directions

On foot: From the cobbled town square walk to the crossroads with Station Road and cross into Cross Street. Walk along Cross Street passing Berto's Italian Trattoria and continuing up past the ancient alms houses. Just after the alms houses on the right is a footpath that leads to The Glebelands. Walk into The Glebelands and No.2 is just at the entrance on the right. What Three Words: spearhead.deduct.visits

- A two bedroom ground floor flat
- Level walk to the town centre
- Private parking space
- Patio garden with view to Hingston Rock
- Fully double glazed and gas centrally heated
- Entrance hall
- Kitchen/living room
- Double bedroom
- Single bedroom
- Bathroom



### Entrance

The front door to No.2 is located at the side of the building and is reached through a gate to the small patio. The front door sits below a canopy porch which has an exterior light.

### Hallway

A thick wooden multi-locking door leads into the hall where there is a large walk-in cupboard where the Worcester gas fired combi boiler and circuit breaker box are sited. There is a double panel radiator, a pendant light point, an oak effect laminate floor and panelled doors to all rooms.

### Living room

A spacious room with two wooden double glazed front windows facing south, two double panel radiators and three wall light points. It is large enough for a sitting area and a modest dining table and has the kitchen to one corner of the room. The kitchen is fitted with a range of base and wall cabinets finished in cream with oak worktops, tiled splashbacks, a fitted gas four burner hob with an extractor hood and light above and an electric fan oven and grill. There is space for a dishwasher, washing machine and fridge and the floor is laid with an oak effect laminate.

### Bathroom

With fully tiled walls, the bathroom is fitted with a white suite comprising a bath with pine side panel and shower/mixer taps, a low level w.c. and a pedestal wash hand basin with shaver/light above. An extractor fan is fitted and a ceiling light.

### Bedroom 1

A double bedroom with an east facing double glazed wooden window, a pendant light point and a double panel radiator.

### Bedroom 2

An 'L' shaped single bedroom with a wooden double glazed window, a double panel radiator and a pendant light point.

### Exterior

#### Patio garden

To the eastern side of the apartment is a raised and enclosed patio garden which catches the morning sun and has a view to Hingston Rock. A small opening leads to the rear of the building where there is a small storage area.

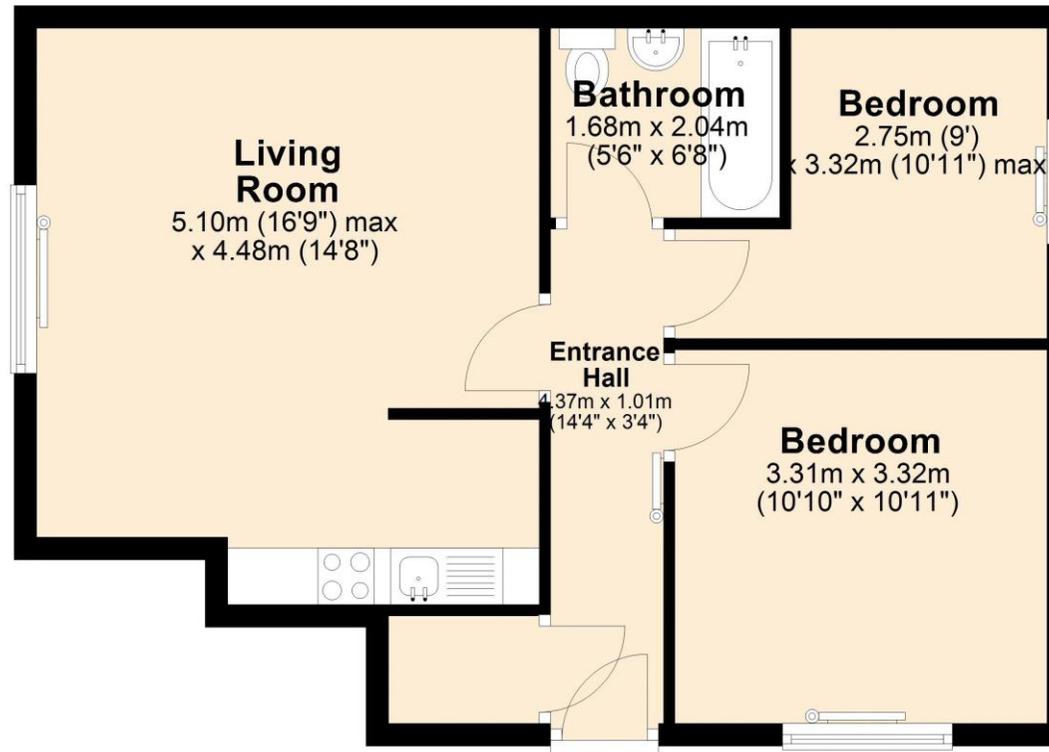
#### Parking

A single off-road parking space.



## Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 51.1 sq. metres (549.6 sq. feet)

### VIEWING BY APPOINTMENT ONLY

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