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## Wheelwright's Cottage

24 Fore Street, Moretonhampstead, Devon TQ13 8LL

£360,000 Freehold





### The Property

Wheelwright's Cottage is a large end of terrace home just a short level walk to the town square, Parish church and parkland. It is a spacious property with a large sitting room and fireplace with a stove, a dining room, garden room with double doors to the courtyard garden, kitchen breakfast room, utility room and w.c. on the ground floor. On the first floor there is a corridor landing, a large main double bedroom and two further double bedrooms plus a shower room. The cottage is centrally heated by gas and double glazed throughout. The courtyard garden is south facing and is a sheltered spot to sit out. Fowlers strongly recommend viewing this charming character home to properly appreciate it.

### Situation

Wheelwright's Cottage is located just a two minute level walk to the Parish church and adjacent parkland and only slightly further to the town square where there is a wide variety of day to day and specialist shops, pubs and cafe. Moretonhampstead has a primary school and pre school, a library, surgeries for doctors, dentist and vet, access to countryside paths, the Wray Valley cycle path and excellent sports facilities including a sports centre, bowling club, tennis club and an open air swimming pool in the summertime. The A30 and A38 are equidistant at about 8 miles and Exeter is approximately 12 miles along the B3212 Exeter road.

### Services

Mains gas, water, electricity and drainage.

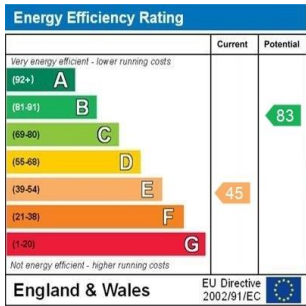
### Council tax band

Band D

### Directions

What Three Words: projects.confused.fittingly  
From the town square walk to the Gateway Restaurant and continue to the right to the corner opposite the sandstone coloured Bowring Library by the War Memorial. Alongside the Bowring Library is Fore Street. Take Fore Street towards the church and when the road opens up look for Wheelwright's Cottage on the right. It has a wrought iron sign attached to the first floor of the cottage.

- A centrally located terraced home close to all amenities and countryside walks
- Fully double glazed with gas fired central heating
- Spacious sitting room with fireplace and wood burner
- Dining room
- Garden room area
- Kitchen/breakfast room
- Utility room and w.c.
- Three double bedrooms
- Shower room
- Courtyard garden





### Entrance lobby

A hardwood panelled exterior door leads from the lane into the lobby which has a staircase to the first floor and panelled doors to the dining room and the kitchen/breakfast room.

### Dining room

A good size room with two upvc double glazed windows looking out to the front of the cottage, a fireplace with tiled fascia and hearth and wooden fireplace surround and mantel, two wall light points, moulded ceiling cornices, a double panel radiator, four power points and a cupboard concealing the electricity meter and circuit breaker box. A doorway leads to a short corridor where there is a lockable understairs cupboard and a granite and wood block floor to the sitting room.

### Sitting room

This generous room has exposed structural timbers and a broad wooden double glazed triple sash window with window seat. The fireplace is solid granite with a matching hearth, oak lintel and fitted gas fired stove. There is a TV point and satellite point, a double panel radiator and a cupboard concealing the gas meter.

### Kitchen/dining room

The dining/breakfast area adjoins the kitchen with a shallow step between the two. It has a wood effect vinyl floor, a pendant light point, space for a large dresser and a dining table and chairs, two double panel radiators and six power points. At one end of the room is a garden room area which has upvc double glazed double doors to the courtyard garden with matching side windows and double glazed skylight windows set into the roof. The kitchen is fitted with a range of base and wall cabinets with wooden doors and roll top wood effect work surfaces, a fitted one and a half bowl stainless steel sink with chromed mixer tap, tiled splashbacks and window sills, space for a gas cooker and dishwasher, a vinyl floor, two fluorescent lights, a velux double glazed skylight and an obscure double glazed door to the rear porch.







**Rear porch** A fully upvc double glazed porch with a door to the courtyard garden.

#### Utility room

With painted stone and brick walls, a double glazed rear window, a vinyl floor, space for an automatic washing machine and freezer and the floor mounted Trianco gas fired central heating boiler. A door leads into the w.c.

**W.C.** Fitted with a white low level w.c., a corner wash hand basin, a vinyl floor and a pendant light point.

#### First floor landing

The staircase rises and gently curves to the landing which has a short balustrade and a upvc double glazed rear window. An airing cupboard is built in and has a hot water cylinder, immersion heater and central heating timer, a linen cupboard with shelving and double sliding doors. There are two pendant light points on the landing and panelled doors to the three bedrooms and a part obscure glazed panelled door to the shower room.

#### Bedroom 1

This is a spacious main bedroom as it is the amalgamation of a double and single room with an archway in place of the dividing wall. It now has a dressing and sleeping area and is large enough for a king size bed, wardrobes and chests of drawers. It has two upvc double glazed windows and a double panel radiator.

#### Bedroom 3

A front facing double room with a upvc double glazed window, a built in double closet with louvred doors and shelving, picture rails, built in shelving, two pendant light points and a single panel radiator.





## Bedroom 2

This is a double aspect room with upvc double glazed windows, a pendant light point, a fitted vanity unit with basin and wall light above and a single panel radiator.

## Shower room

The shower room is tiled to chest height with a matching tiled sill beneath a upvc double glazed window. It is fitted with a shower stall with glazed shower screen and door and a Mira electric shower unit, a pedestal wash hand basin and low level w.c. A chromed plumbed heated towel rail is fitted, a wall light point and a cork tiled floor.

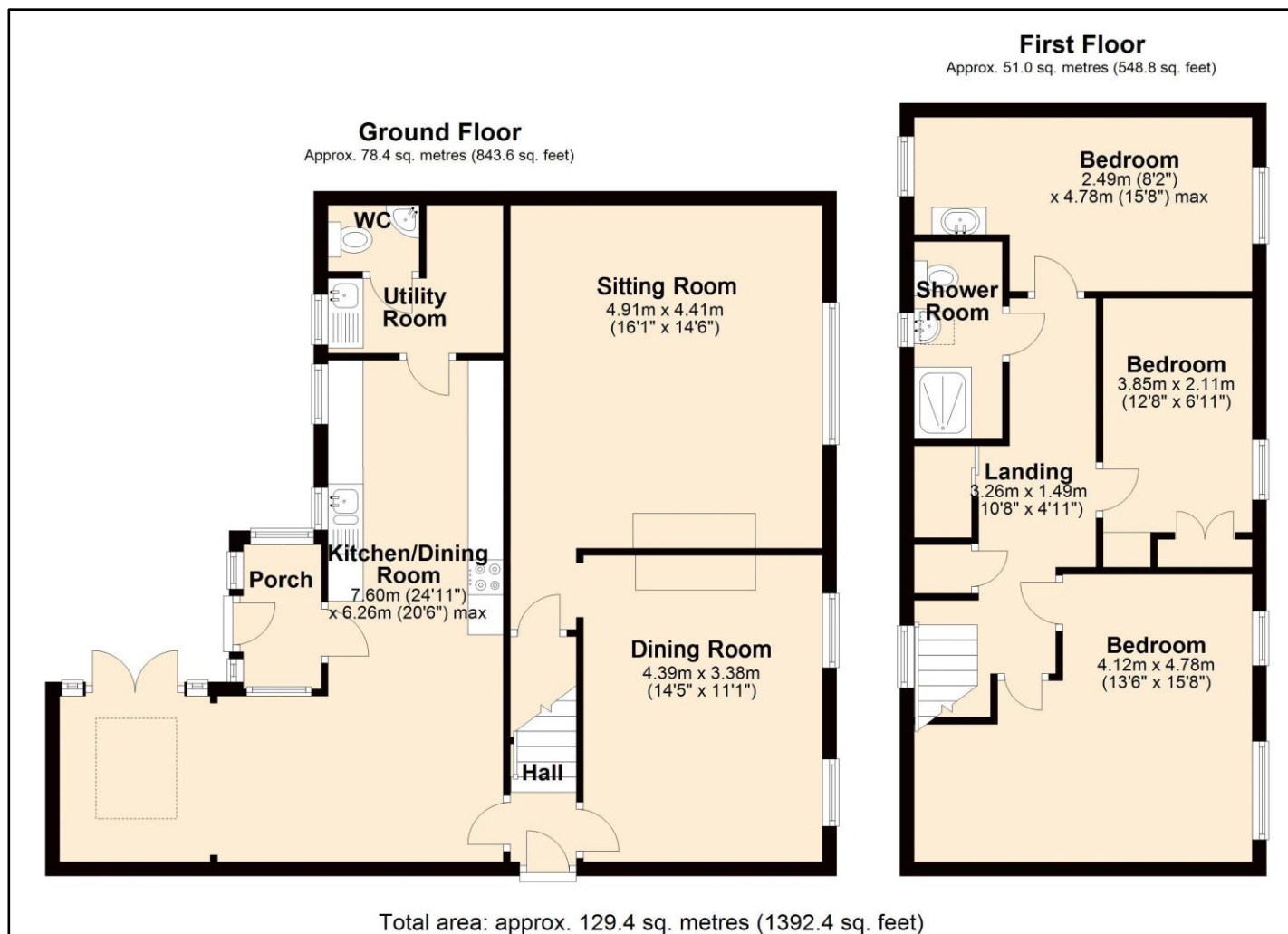
## Exterior

To the rear is an enclosed courtyard garden with a concrete base and a gate to a shared access path to Fore Street. The courtyard is large enough for a table and chairs and a timber garden shed. It is south facing and gets plenty of sunshine in the summertime.









#### VIEWING BY APPOINTMENT ONLY

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