

Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

19 Ford Street, Moretonhampstead, Devon TQ13 8LN

Price : £399,000 Freehold



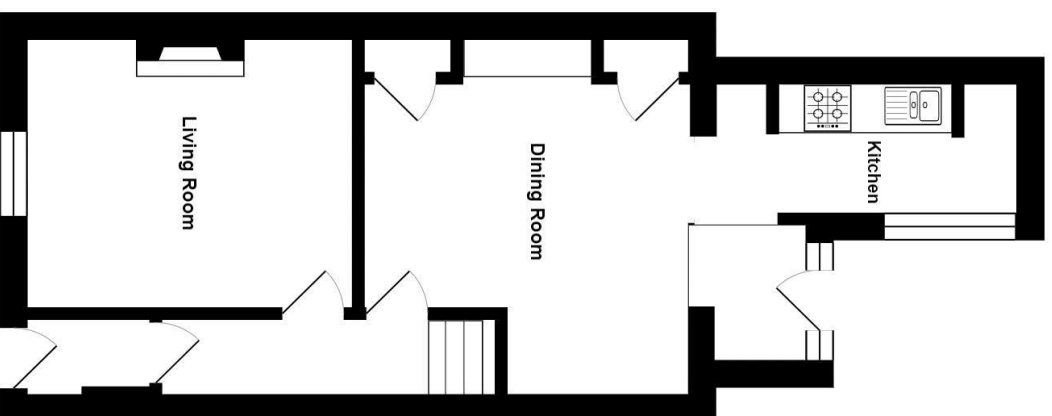
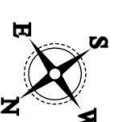
- A newly refurbished town centre house • Three double bedrooms and a single bedroom/study •
- Stunning views of Mardon Down • Brand new kitchen • Sitting room with an electric fire •
- Walking distance to amenities • South facing sunny balcony • Mains services •
- Double glazed throughout • Stone outhouse with plenty of storage • Large bright dining room •



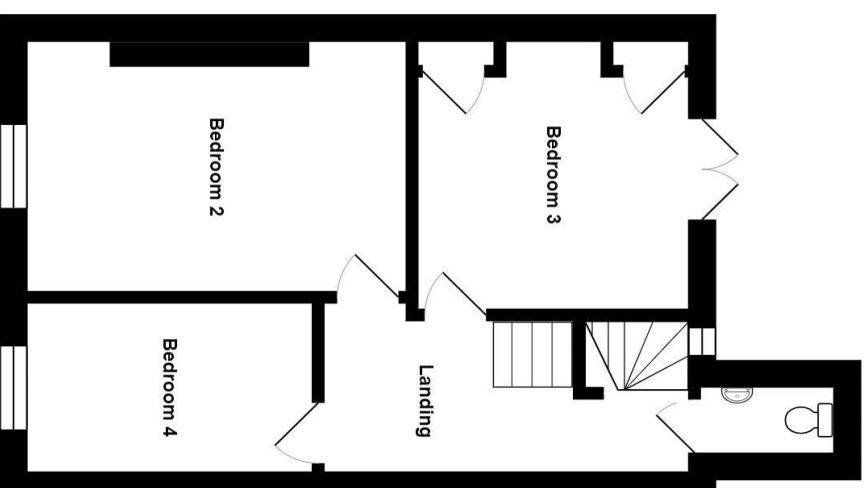
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Total Area: 137.0 m² ... 1474 ft²

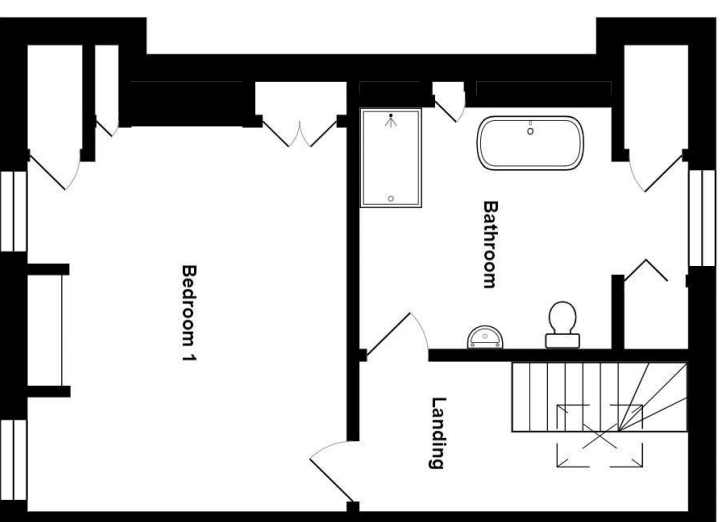
All measurements are approximate and for display purposes only



Ground Floor
Area: 45.9 m² ... 494 ft²



First Floor
Area: 45.8 m² ... 493 ft²



Second Floor
Area: 45.3 m² ... 487 ft²

The Property

19 Ford Street has been newly refurbished and modernised inside and has a brand new boiler, partially rewiring and a new fuse board. A damp proof course has been installed and planning permission applied for to extend the current first floor w.c to make a shower room. The house is a light and airy town centre property of excellent proportions which would make a lovely family home. The house has a large dining room, a brand new kitchen, a separate cosy sitting room, four bedrooms and a large bathroom on the top floor. The present owner has fitted throughout the house to finish off the work they have done. Fowlers strongly recommend viewing this property.

Situation

Located just off the centre of the town on Ford Street. The shops and excellent amenities are just moments walk away where there is a host of day to day and specialist shops, a library, post office, dentists and doctors surgeries and a veterinary practice. The town has a smart modern primary school with a pre school and there is a parish church and chapel. The town is surrounded by countryside walks and has great access to nearby Mardon Down by foot or car and the open moor itself is just a few minutes drive away. The town has a sports centre and a football and cricket pitch, bowling club, tennis club, skate park and an open air swimming pool in the summertime. Exeter is only 12 miles away and the A30 and A38 are equidistant at about 8 miles.

Accommodation

Entrance hall

From the front door you come into a porch with a stained glass door leading through to the hallway with access to the kitchen and sitting room. The floor is an oak effect laminate and there is a wall mounted single panelled radiator and a pendant light point.

Sitting room 13' 4" x 11' 3" (4.06m x 3.43m)

A good sized room with plenty of space for a large sofa and chairs. A double glazed window looks out the front of the house with a view of the countryside and street in front. There is a electric fire with wooden surround and cast iron plinth. There are five chromed power points and some with USB points, a TV point and a double panelled radiator.

Dining area 13' 3" x 9' 4" (4.04m x 2.84m) (13'3 x 12'5 with understairs recess)



A large bright room with a set brick floor in herringbone style, two large built in cupboards either side of a recessed wall with a built in seat and storage underneath. The room has plenty of space for a large dining table. Under the stairs there is a space for more storage if needed. The dining area has eight downlights, a pendant light fitting and a large modern vertical radiator. Double glazed double doors allowing in natural light lead out to the rear of the property.

Kitchen 15' 11" x 5' 3" (4.85m x 1.60m)



The property had just had a brand new kitchen fitted with a range of base and wall cabinets, a laminate worktop with a tiled splashback, a stainless steel drainer sink, a built in Beko double oven with a four burner gas hob above with an extractor fan above. There is space for a tall fridge freezer and a washing machine in two alcoves either end of the kitchen with built in shelves above. There are five LED downlights, three chromed countertop power points and a large single panelled radiator. Three large double glazed south facing windows look out to the rear of the property making the kitchen lovely and light.

Stairwell and first floor landing

A bright stairwell rising to the first floor with a large frosted glass window and access to the first floor w.c.

W.C

Accessed from the upstairs landing, this room has a low level w.c, a ceramic wall hung sink, a single panelled radiator, extractor fan and two downlighters. The present owners have applied for planning permission to extend the w.c in order to create a larger shower room for this floor.

Bedroom three 11' 10" x 9' 7" (3.60m x 2.92m)



A good sized light double room with two built in cupboards to either side of a recessed wall. Double glazed doors lead out to a south facing balcony. There is one double panelled radiator, three chromed power points and one pendant light.

Balcony 16' 5" x 7' 2" (5m x 2.18m)



A south facing sunny balcony with two raised planters and plenty of space for a table and chairs.

Bedroom two 15' 6" x 10' 3" (4.72m x 3.12m)



A large front facing double bedroom with a view of the surrounding countryside. There are three chromed power points, one double panelled radiator and one pendant light.

Bedroom four/study 11' 6" x 6' 11" (3.50m x 2.11m)



A front facing single bedroom/study with three chromed power points, one pendant light point and one single panelled radiator.

Top floor landing



A sunny landing with a south facing velux window, a single panelled radiator, a pendant light point and access to the loft through a hatch.

Bathroom 13' 8" x 9' 10" (4.16m x 2.99m)



A generous sized bathroom with a new walk in shower cubicle with tiled walls to the ceiling, a large clawfoot cast iron bath, a ceramic sink with a tiled splashback and a low level w.c. There is a plumbed heated towel rail, an airing cupboard containing the new boiler and two further cupboards for storage.

Bedroom one



A very large bright room with two dormer windows and wooden shutters framing the view of Mardon down and surrounding countryside. There are three built in large cupboards and shelves, four chromed power points with USB points, a TV point, two downlighters and two ceiling lights.

Rear of property



Accessed from either the front of the house through an alleyway or through the double doors in the dining room. There is tiled area leading to the stone outhouse.

Outhouse 10' 3" x 6' 1" (3.12m x 1.85m)



A stone built outhouse with power and light and plenty of space for storage with a work bench.

Council Tax Band

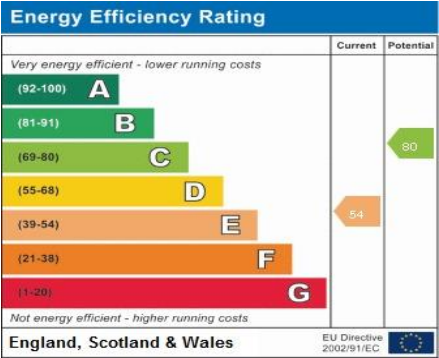
Band C

Services

Mains gas, electricity, water and drainage.

Directions

Find the cobbled town square and turn in an easterly direction and walk past the pharmacy and Gateway restaurant to the main road. Carry on walking down past the Union Inn pub on your right hand side and no19 is on the left.



Viewing by appointment only

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