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8 The Glebelands, Moretonhampstead, Devon TQ13 8LE

Price : £459,500 Freehold

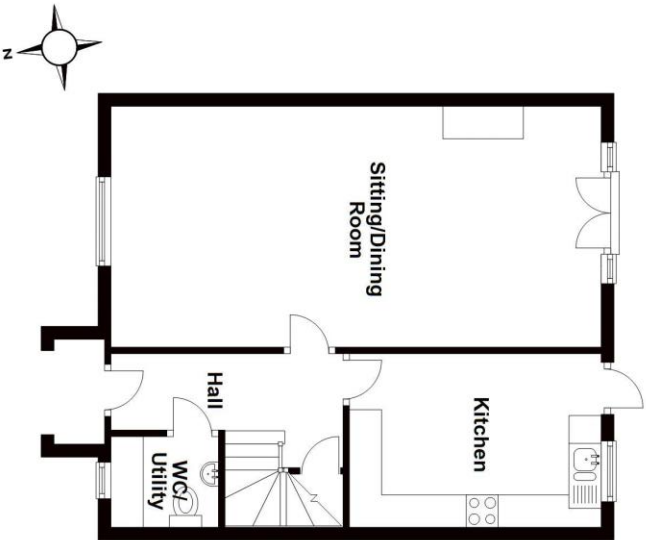


- A link detached four bedroom family home • Set in a quiet brick paved no-through road •
- South facing garden with patio, deck, lawn and flower borders • Entrance hall and w.c./cloakroom •
 - Sitting/dining room with open fireplace • Kitchen/breakfast room •
 - Three first floor double bedrooms (one ensuite) • Family bathroom •
- Large top floor master bedroom with fitted wardrobes and big ensuite shower room •
 - Parking on site for two cars and garage •



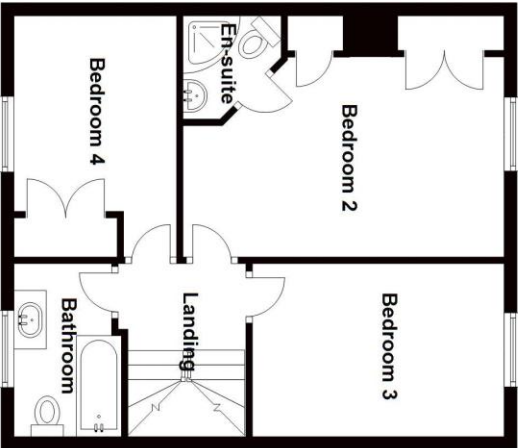
Ground Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



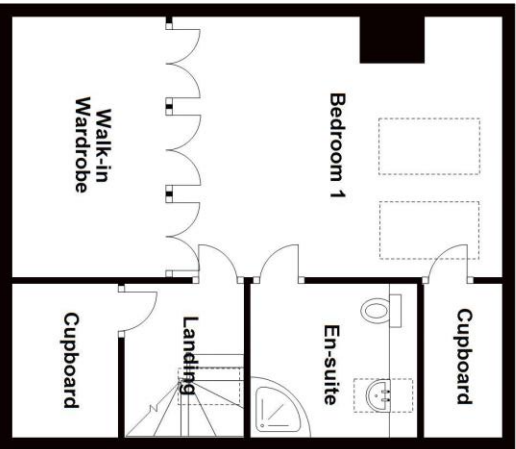
First Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



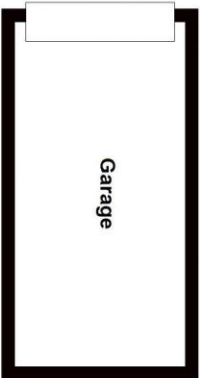
Second Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



Outbuilding

Approx. 14.1 sq. metres (151.5 sq. feet)



Total area: approx. 163.5 sq. metres (1759.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The 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 can be given.
Plan produced using PlanUp.

The Property

8 The Glebelands is a three storey link detached home in a quiet, brick paved no-through road. The house is 17 years old and is fully double glazed and centrally heated by mains gas. It is a spacious family home with an entrance hall, w.c./utility room, a kitchen/breakfast room and a large sitting/dining room with French doors to the patio and garden on the ground floor. At first floor level there is an ensuite double bedroom, two further double bedrooms and a refitted family bathroom. On the top floor is a superb main bedroom with glorious views to the moor, built in wardrobes and a large ensuite shower room. The rear garden is south facing with a patio and pergola, a large deck and a lawn and to the front of the house is a paved parking area and driveway for two cars plus a garage. This is a great family home and Fowlers very strongly recommend viewing to properly appreciate it.

Situation

The Glebelands is located a short almost level walk to the town square. At the end of the road is a footpath to Cross Street and from there to the town. The Glebelands is an adopted brick paved roadway with just 14 homes and it is a quiet and safe environment for families. The town of Moretonhampstead has a variety of day to day and specialist shops, pubs, restaurant and cafes, a Post Office and library and surgeries for doctor, dentist and vet. The town is surrounded by countryside walks and has access to moorland at Mardon Down. There are good sports facilities with a football pitch and sports centre with a gym, bowling club, tennis club and a skate park. There is an open air swimming pool in the town during the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles and Exeter is only 12 miles along the B3212.

Accommodation

Entrance porch 5' 2" x 3' 3" (1.57m x 0.99m)

An open fronted porch set beneath a slated canopy roof with an exterior light and space for boots and coats. A multi locking front door leads into the hallway.

Hallway 11' 9" x 3' 8" (3.58m x 1.12m)

The hallway is oak floored with panelled doors to all rooms and the deep under stairs cupboard. There are two pendant light points, a double panel radiator and a fitted hardwired smoke alarm.

W.C/laundry 5' 5" x 4' 8" (1.65m x 1.42m)

A work surface is fitted and has space for an automatic washing machine and a dryer above, a Baxi gas fired central heating boiler is wall mounted and there is an extractor fan and two downlighters. There is a low level w.c., a wash hand basin, an oak floor and a wooden double glazed window.

Kitchen/breakfast room 12' 5" x 8' 10" (3.78m x 2.69m)



This kitchen/breakfast room has space for a small table and chairs and is fitted with a range of base and wall cabinets finished in cream with oak work surfaces, black marble tiled splashbacks, a single drainer sink and mixer tap, an integrated ceramic halogen hob and an electric fan oven with a second oven/grill. There is space for an upright fridge/freezer and an automatic dishwasher. The floor is laid with oak and to the rear is a double glazed door to the patio and a wooden double glazed window set above the sink.

Sitting/dining room 25' x 12' 2" (7.61m x 3.71m)



This bright dual aspect living room is oak floored and has a pair of wooden double glazed doors and windows to the patio to the south and a broad wooden double glazed window to the north at the front. The dining area is to the front of the house and has a pendant light point and the sitting area has four wall light sconces and a fireplace with an open flue and a gas point. There are two double panel radiators

First floor landing

There are white balusters with hardwood handrails, a pendant light point and panelled doors to all rooms.

Family bathroom 8' 7" x 5' 4" (2.61m x 1.62m)



This bathroom has been refitted and comprises a white pressed steel bath with painted timber clad side panels, a fixed shower screen and folding glazed panel, splashbacks tiled to ceiling height, a wall mounted mixer/shower tap, a low level w.c. and a white porcelain wash hand basin set upon a marble sanitary surface with a chromed mixer tap and a wall light point above and fitted cupboards below. The wooden double glazed front window has an oak sill, there are two downlighters, a wall mounted extractor fan, a chromed dual fuel towel rail and a laminated oak floor.

Bedroom 4 8' 3" x 9' 9" plus wardrobes and door recess (2.51m x 2.97m)



This is the smallest double room which is front facing with wooden double glazed windows looking to the Parish church, a double panel radiator, a pendant light point and a built in double wardrobe with hanging rails and shelving.

Bedroom 3 12' 6" x 8' 9" (3.81m x 2.66m)



A rear facing double room which looks across the edge of town to the Dartmoor countryside through a broad wooden double glazed window. It has an oak laminate floor, a pendant light point and a double panel radiator.

Bedroom 2 16' 2" x 10' 1" (4.92m x 3.07m)

A bright room with a wooden double glazed window looking across the edge of town to the Dartmoor countryside. It has a built in double wardrobe and a large single closet, a door to the ensuite shower room, a pendant light point and a double panel radiator.

Ensuite shower room

Fitted with a step-up corner shower with fully tiled walls, a built in chromed thermostatic shower, glazed shower screens and folding glazed doors, a pedestal wash hand basin with a shaver/light adjacent, a low level w.c., a vinyl floor, two downlighters and an extractor fan.

Second floor landing

A Velux double glazed skylight allows plenty of natural light to this landing where there is a white painted balustrade and hardwood handrail, a pendant light point and a door to the eaves storage cupboard and a ceiling hatch to the remaining roof void. A panelled door leads into the master bedroom.

Bedroom 1 13' 4" x 17' 5" plus wardrobes (4.06m x 5.3m)

A big, airy and bright room with glorious views across the Dartmoor countryside to the high moor. This is a south facing room and it has a high ceiling and ample space for a super king size bed and freestanding dressers plus it has a whole eaves wall of fitted wardrobes with hanging rails and storage. There is a double panel radiator and an access panel to further eaves storage behind the shower room. A panelled door leads to the shower room.

Bedroom 1 ensuite shower 7' 8" x 8' 5" max (2.34m x 2.56m)

A big shower room with a Velux double glazed skylight and fully tiled walls and floor. There is a deep and broad sill beneath the skylight, a plumbed heated towel rail, two ceiling light fixtures and an extractor fan. The step-up corner shower has glazed panels and matching folding doors and a built in chromed thermostatic shower. A pedestal wash hand basin is fitted and a low level w.c.

Exterior

Rear garden 41' x 26' (12.49m x 7.92m)



This south facing garden is level with a paved patio and a pergola across the rear of the house, a slated canopy porch above the kitchen door and a timber sun deck at the bottom of the garden to make the best of the late afternoon and evening sunshine. The garden is laid to grass and has borders to either side. There is an exterior light point and an exterior tap. To the eastern side of the house is a broad gravelled path for storage and a gateway at the front to the driveway.

Front

At the front the house is screened from the road behind the garage with a large paved parking bay (19'4" x 20'2"/5.89 x 6.14m) across the front between the house and garage and space on the brick paved driveway for another vehicle. The parking bay could be used as a further garden space if preferred.

Garage 17' 8" x 8' 8" (5.38m x 2.64m)

Measuring 7'2.13m across the doorway, this garage has a new metal framed wooden up and over door, power and light, eaves storage and a concrete floor.

Services

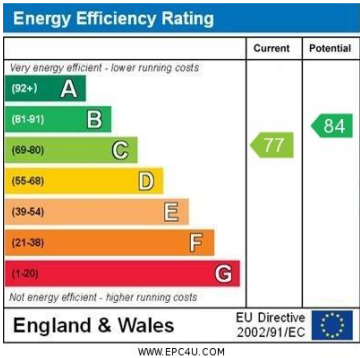
Mains gas, water, electricity and drainage.

Council tax band

Band E

Directions by car

From the centre of town take the A382 south in the direction of Bovey Tracey and after about a quarter mile turn left into Bowring Mead. At the very top of Bowring Mead the entrance to The Glebelands is on the left. No. 8 is the fourth house down on the left and it is shielded by its own garage.



Viewing by appointment only

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