

fowlers

t: 01647 433595

e: info@fowlersproperties.co.uk

properties

w: fowlersproperties.co.uk

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

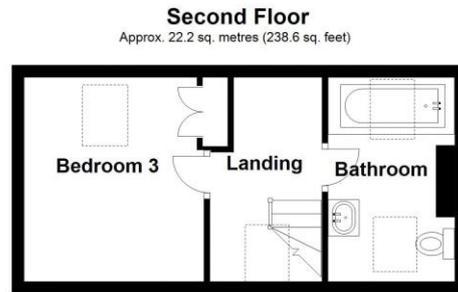
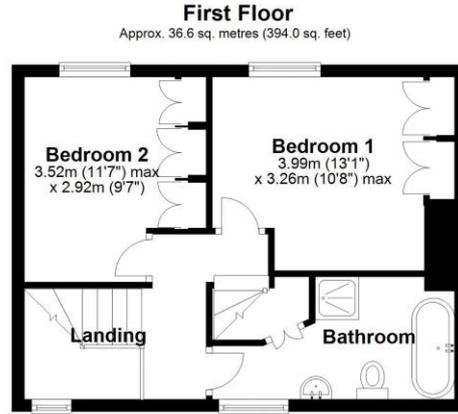
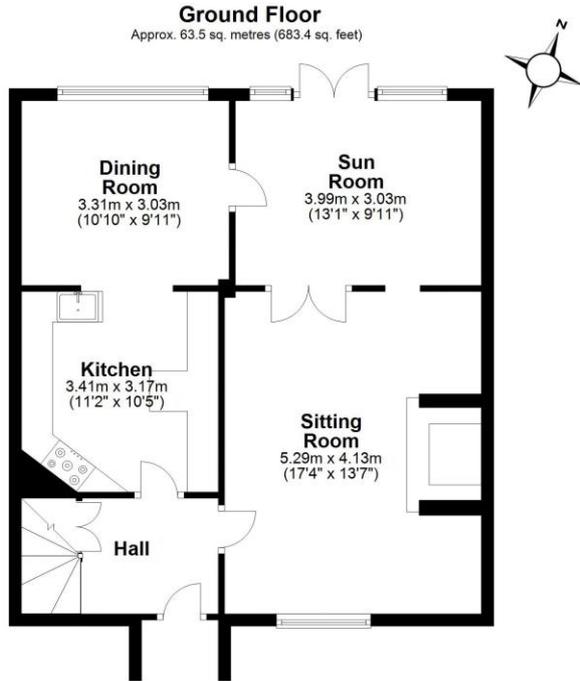
24 Court Street, Moretonhampstead, Devon TQ13 8LG

Price : £540,000 Freehold



- A secluded town centre character home with an annexe • Set back in a quiet courtyard •
- Enclosed rear garden and patio or parking apron at the front • Three bedrooms • Two bathrooms •
- Sitting room with open fireplace • Garden room and dining room • Smart kitchen •
- One bedroom annexe and utility/boot room • Garage/store •



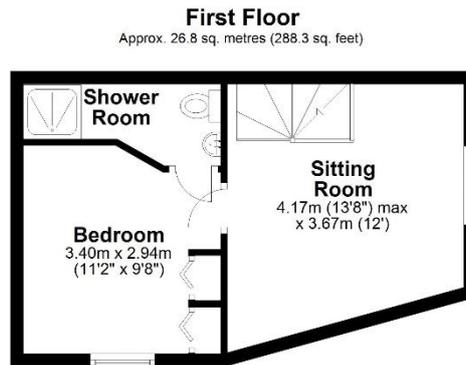
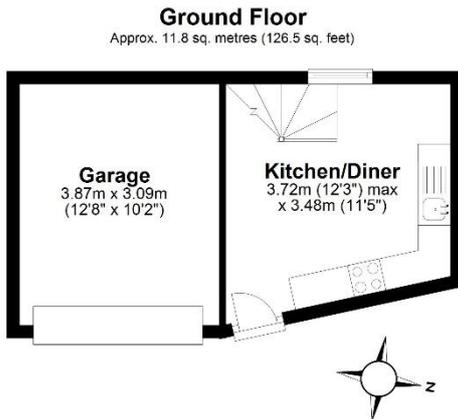


Total area: approx. 122.3 sq. metres (1316.0 sq. feet)

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 House



Total area: approx. 38.5 sq. metres (414.9 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.

The Annexe

The Property

This charming granite built character home has all modern conveniences and is surprisingly spacious throughout and includes a one bedroom annexe and a utility/boot room. The cottage is presented in excellent condition having recently been redecorated and re-carpeted throughout and there is no chain above. The accommodation comprises an entrance hall, a large sitting room, a garden room, a dining room and a kitchen on the ground floor. On the first floor is a landing, bath/shower room and two double bedrooms with fitted wardrobes whilst on the top floor is a further double bedroom and a large bathroom. The cottage is gas centrally heated and double glazed to most windows. Set on the same courtyard is the annexe with a ground floor kitchen/dining room and a first floor sitting room, double bedroom and a shower room. A utility/boot room is also located in the annexe building and both are gas centrally heated. At the front is a parking area for a modest size car and a single garage. To the rear is an enclosed garden laid out for ease of maintenance. This lovely cottage and annexe must be seen to be appreciated and Fowlers strongly recommend viewing.

Situation

This lovely cottage is set off road through an arch in a quiet courtyard. It is just a few metres level walk from Moretonhampstead's excellent amenities and is in an ideal position. The town offers a wide variety of day to day and specialist shops, pubs, cafes and restaurant. There is a primary school and pre school, a library and surgeries for doctor, dentist and vet. Moretonhampstead is surrounded by countryside and moorland walks and there are excellent sports facilities with a football pitch, sports centre and gym, a bowling club, tennis club, skate park, a children's play park and an open air swimming pool in the summer time. The A30 and A38 dual carriageways are equidistant at approximately 8 miles and Exeter is just 12 miles along the B3212.

Accommodation

At the front

To the front of No.24 is a courtyard with a concrete patio area for sitting out or parking a modest size car. There is a wall mounted carriage lamp.

Entrance porch

A slated canopy roof is supported on timber uprights set on granite walls. There is a bulkhead light beneath the porch roof and a rustic style front door with a central leaded glazed panel which leads to the entrance hall.

Entrance hall

The hall has a ceramic tiled floor, a staircase to the first floor, a large understairs cupboard with access to the updated circuit breaker box and meter, latched doors to the sitting room and kitchen, a double panel radiator, a wall mounted central heating control box and a wall light point.

Sitting room 17' 4" x 13' 6" (5.28m x 4.11m)

A spacious and bright sitting room with a timber floor and a large open fireplace with a slate hearth an oak lintel and an open flue. There are two wall light points set above some built in shelves and a mantel shelf set above the large double radiator. There is a second double panel radiator, a TV point, an Open Reach point, a lighting circuit and two double power points. To the front is a double glazed lattice window above a window seat, there is an internal glazed window to the garden room and a pair of glazed double doors.

Garden room 13' 2" x 9' 11" (4.01m x 3.02m)

A lovely bright room with a double glazed roof and upvc double glazed windows and double doors to the garden. The floor is pine, there is a double panel radiator, beam mounted spotlights, two double power points and a latched door to the dining room.

Dining room 10' 10" x 9' 10" (3.30m x 2.99m)

This bright space has double glazed roof panels and a broad upvc double glazed window, a double panel radiator, a central pendant light mounted on a timber beam, a ceramic floor, two double power points, a TV point and an opening through to the kitchen.

Kitchen 11' 2" x 10' 4" (3.4m x 3.15m)

A smart modern kitchen with extensive hardwood worktops with a built in Belfast sink and mixer tap, a wall mounted plate rack, a pantry cupboard and space for a fridge/freezer, a washing machine and a large gas range. The kitchen base and wall cabinets are finished with grey doors and drawer fronts with chromed handles. The floor is ceramic tiled, there are ceiling beams and six downlighters and a fitted circulator hood and lights above the cooking area.

First floor landing

There are hardwood handrails fitted in the stairwell, a double glazed leaded lattice window, carved and turned balusters and handrails with a matching balustrade at first floor level, latched doors to all rooms and a second staircase to the top floor.

Bathroom 12' 11" x 6' 7" (3.93m x 2.01m)



A short passage opens into this smart bathroom which has a big claw foot tub with chromed side mounted mixer tap and shower, a shower cubicle with two fully tiled walls, a glazed shower screen and hinged door and a built in Mira thermostatic shower. There is a low level w.c. and a pedestal wash hand basin with tiled splashbacks and a light above. The floor is laid with wood effect vinyl and there is a wall mounted soap dish, towel ring, an extractor fan, a single panel radiator and doors to a large understairs cupboard with shelving.

Bedroom 1 10' 7" x 11' 2" (3.22m x 3.4m) plus wardrobes



This room has a timber double glazed window looking out to the garden, two wall light points, two built in double wardrobes and a double panel radiator.

Bedroom 2 11' 6" x 7' 9" (3.5m x 2.36m) plus wardrobes



A double glazed timber window looks out to the rear garden, there is one wall light point, a single panel radiator and three built in double wardrobes.

Top floor landing

A carved and turned balustrade protects the stairwell and there is a velux double glazed skylight, space for a desk with two double power points and a TV point, exposed roof truss timbers, a smoke alarm, three LED downlighters and latched doors to the bathroom and bedroom 3.

Bedroom 3 10' 11" x 9' 1" (3.32m x 2.77m)



Set in the roof is a velux double glazed skylight, a single panel radiator, a built in closet with hanging rail and shelving, eaves access and two LED downlighters.

Top floor bathroom 11' 11" x 6' 9" (3.63m x 2.06m)



A big bathroom with two velux double glazed skylights, a white bath tub set into a dark wood surround with white tiled splashbacks and chromed mixer/shower taps. A vanitary unit is fitted and has an inset white oval basin with chromed taps and a light above, a low level w.c., a single panel radiator and an extractor fan.

Rear garden



The rear garden is granite walled to one boundary and has close boarded fences to the other two. This garden has been designed for easy maintenance and has a paved path across the immediate rear of the house where there is an outside tap and a wall mounted carriage lamp, a granite retaining wall and steps up to the garden. The garden has been laid with cobbles and gravelled areas for pots and sitting out. At the bottom of the garden is a raised timber deck in a sheltered spot for shade. A garden gate leads to the side path between the cottage and annexe which leads to the front yard.

The Annexe

This is designed to be used in conjunction with the house for relatives or friends.

Annexe kitchen/dining room 11' 5" x 11' 1" (3.48m x 3.38m)



An obscure glazed window faces to the rear of the annexe and there is a staircase to the first floor with a cupboard beneath. The floor is laid to ceramic tiles and there is space for a small dining table. A fluorescent light fitting is ceiling mounted and there is a double panel radiator. The fitted kitchen units comprise base and wall units with stone effect roll top work surfaces with tiled splashbacks, a fitted four burner gas hob with a circulator hood and light above and an electric thermostatic oven below, a stainless steel single drainer sink and space for an under counter fridge and an automatic washing machine. The Glow worm Energy 25C mains gas central heating boiler is wall mounted.

Annexe first floor sitting room 12' 3" x 12' (3.73m x 3.65m)



The staircase rises to this living room which has two double glazed windows, a high ceiling, a single panel radiator, a TV point, a balustrade protecting the stairwell and a latched door to the annexe bedroom.

Annexe bedroom 11' 2" x 9' 6" (3.4m x 2.89m)



To the front is a single glazed leaded lattice dormer window and there is space for a double bed or a pair of single beds. A single panel radiator is fitted and a pair of wardrobes with hanging rail and shelving. A latched door leads to the shower room.

Shower room 8' 8" x 2' 10" (2.64m x 0.86m) widening to 4' 1" / 1.24m

The shower area has three fully tiled walls, a built in thermostatic Mira shower, a fitted glazed shower screen, a low level w.c., a wash hand basin, an extractor fan, a single panel radiator, two downlighters and a wall mounted light/shaver point above the sink.

Utility/boot room 10' 10" x 7' 10" (3.3m x 2.39m)

This is located adjacent to the annexe with its own exterior panelled door with obscure glazed panels which leads into this room from the side path. It has a ceramic tiled floor, a velux double glazed skylight, a double panel radiator run from the annexe, a base unit with a stone effect roll top work surface and a single drainer stainless steel sink. There is space for a washing machine and dryer.

Garage 14' 5" x 10' 6" (4.39m x 3.2m)

Measuring 6'11"/2.1m across the metal up and over door, this garage has a concrete floor, power and light.

Council tax band

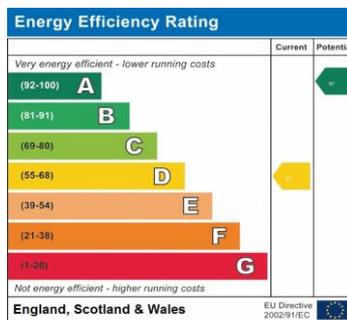
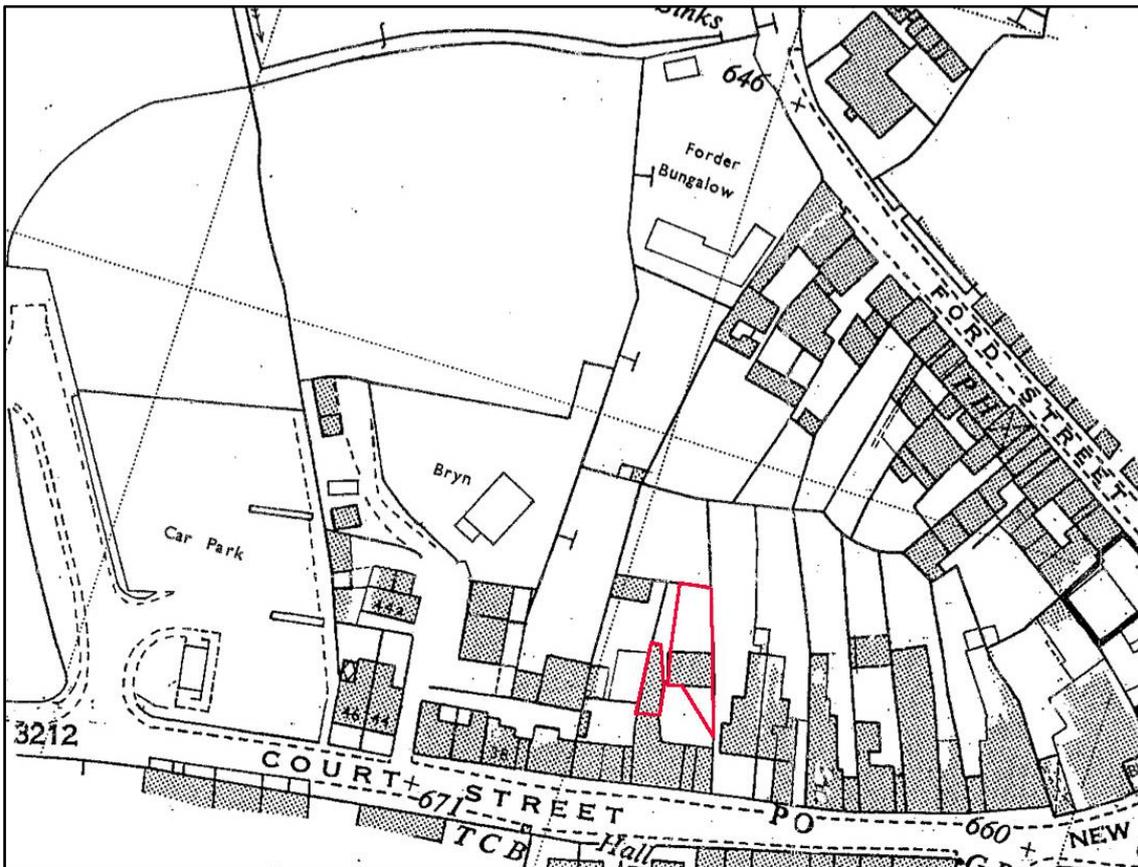
Band C

Services

Mains gas, water, electricity and drainage.

Directions

From the cobbled town square walk in a westerly direction along Court Street passing the Coop supermarket and greengrocers and just a short distance further along on the right is a granite archway. Walk under the archway and through a pair of double gates and you will see No.24 right in front of you.



Viewing by appointment only

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.