



A superb family home which would benefit from some updating, offering versatile accommodation and would suit those looking for a home with a dependent relative, set in a lovely enclosed garden, ample parking, double garage and located just off the centre of this thriving town. NO ONWARD CHAIN,

**Ford Street | Moretonhamsstead | TQ13 8LN**



thoroughly good property agents



Detached House



SIZE  
2,152 sq ft



LOCATION

Town



AGE  
1963



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH  
Gas Central Heating



PARKING

Double Garage



OUTSIDE SPACE

Garden



EPC RATING

58 D



COUNCIL TAX BAND

F



### in a nutshell...

- Kitchen Breakfast Room
- Utility and Cloakroom
- Ground floor Bedroom and Bathroom
- Four first floor Bedrooms
- First floor Shower Room
- Garaging and Parking
- Beautiful enclosed rear garden
- Level walk to town centre
- Lovely Views to rear





## the details...

This spacious property would benefit from those looking to create their own individual family home, which is warm and welcoming with double glazing and gas central heating.

An entrance porch leads into the spacious hallway giving access to the cloakroom fitted with a w.c and hand basin. The kitchen is fitted with a range of wood base and wall mounted units with worktops over incorporating a one and third bowl sink. Spaces for a fridge/freezer and range style gas cooker with extractor hood over and fitted with an integral dishwasher. A large opening leads into the dining room, filled with natural light from a window giving views over the garden to countryside beyond. Another large opening leads into the main, dual aspect reception room benefitting from a window to the front, glazed doors leading out into the rear garden and a stone fireplace housing an electric fire, giving a focal point to this spacious room. A door leads into the utility/living room which is dual aspect, again having a window to the front and doors leading out into the garden. A further door leads into an inner hall giving access to the bathroom which is fitted with a bath and electric shower over, hand basin and w.c., and to the dual aspect bedroom. These rooms would make a superb annex for a dependent relative or for visiting family and friends.

On the first floor are four bedrooms, three of which are double and the fourth, a good sized single. The accommodation is complete with a shower room comprising corner shower cubicle, wash hand basin and w.c.

The property is accessed over a gravel drive in front of the large workshop/garage with electric up and over door and offers ample eaves storage. Attached to the side of the garage is a storeroom and beyond a second room, currently used as a laundry where the washing machine and tumble dryer are located. The garden to the rear is enclosed offering a tranquil setting to this spacious home and is mainly laid to lawn with shrub borders and interspersed with matures shrubs and trees. A beautiful area from which to offer alfresco dining, or a bar-be-que with family and friends, or just to sit and enjoy the immediate area and the far reaching views beyond.

Tenure: Freehold

Council Tax – Not advised

**SERVICES** – Electric, mains gas, mains water and drainage

Broadband and Mobile Signal - Please visit

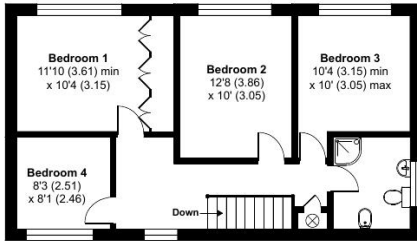
<https://checker.ofcom.org.uk> for availability.



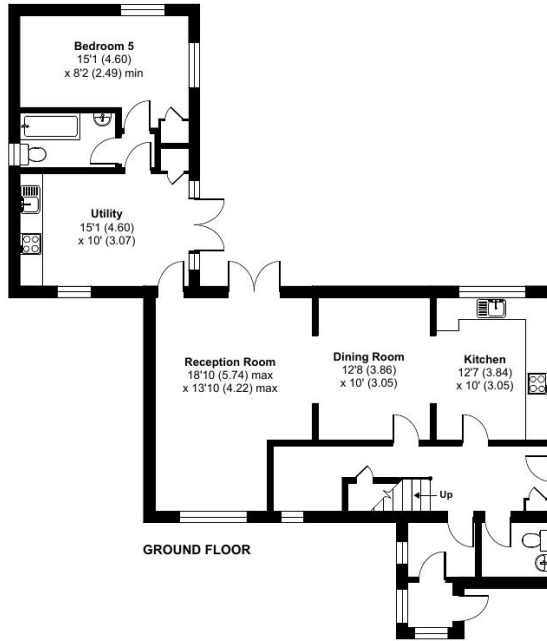
## Ford Street, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1783 sq ft / 165.6 sq m  
 Garage = 369 sq ft / 34.2 sq m  
 Outbuilding = 50 sq ft / 4.6 sq m  
 Total = 2202 sq ft / 204.5 sq m

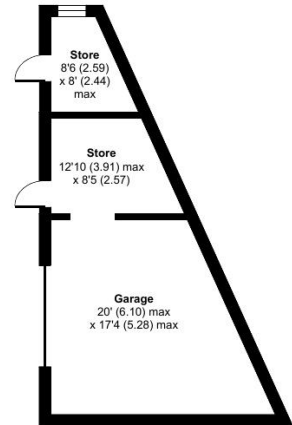
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1095047



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## the location...

Moretonhampstead is self-contained and provides an excellent range of amenities including a range of shops, pubs & restaurants, swimming pool, modern recently constructed primary school, public library & hospital, dentists & vets. The cathedral city of Exeter is a pleasant twelve mile drive. Exeter has a first class shopping centre, wide range of amenities and links to the national road & railway network as well as an international airport. The property ideally located to access to the uplands of Dartmoor and the beautiful Teign Valley countryside to the north. A superb town with a friendly and thriving community.

## Shopping

Late night pint of milk: Co Op approx. Immediate  
Town centre: Moretonhampstead: Immediate  
Supermarket: Tesco (Newton Abbot) 12.8 miles  
Exeter: 14.1 miles

## Relaxing

Beach: Teignmouth: 17.6 miles  
Park: 0.2 miles  
Bovey Castle Restaurant, Golf, Spa: 2.5 miles  
Cycling & Walking Routes: 0.2 miles

## Travel

Bus stop: (The Square): Immediate  
Train station: Newton Abbot 12.8 miles  
Airport: Exeter 21.4 miles

## Schools

Moretonhampstead Primary School: 0.3 miles  
Barley Lane School: 12 miles  
South Dartmoor Community College: 14.4 miles  
Stover: 10.1 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 8LN**

## how to get there...

From the A38 take the B382 to Mortonhampstead, continuing into Station Road and then into Ford Street. Proceed down Ford Street, taking the right hand bend and just after the crossing and before the red phone box on the right, turn right into Southmead.





Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.