



A beautifully presented family home set on a sizeable plot on this recently completed small development, offering versatile accommodation with the principal bedroom on the ground floor, light and airy rooms and a beautifully landscaped garden, garage and parking. Highly Recommended.

12 Hingston View | Moretonhampstead | TQ13 8FW



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,390 sq ft



LOCATION

Moretonhampstead



AGE

Approx 2 years old



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

B 84



COUNCIL TAX BAND

D



in a nutshell...

- Cloakroom
- Light and airy Sitting Room
- Kitchen/Dining Room
- Principal Bedroom with Ensuite
- Two further Double Bedrooms
- Family Bathroom
- Garage and Parking
- Landscaped Gardens
- Close to shops and bus service





the details...

Located on a level plot within easy access to the town centre and bus service, this lovely home is well worth an internal viewing.

The well-proportioned accommodation offers a good amount of storage and comprises a bright and inviting entrance hall, with a cloakroom, door to sitting room and door to the kitchen/dining room with patio doors leading out into the enclosed rear garden. The kitchen is fitted with a range of light grey floor and base units with worktops over, incorporating a breakfast bar, ideal for informal eating, a one and half bowl sink with mixer tap, built in double oven, induction hob with extractor over, a fridge and freezer. Double doors lead into the light and spacious sitting room which also has double doors leading out into the garden and a door to the understairs storage cupboard, a beautiful room to sit and enjoy the view over the garden. The ground floor is complete with the principal bedroom which benefits from an ensuite shower room.

On the first floor are two double bedrooms, both light and airy, although with some restricted headroom. The family bathroom comprises a bath, with shower over, w.c, wall mounted hand basin and towel rail.

The attached garage is fitted with power, light and water, and electric up and over door and a pedestrian door to the rear garden, with parking to the front. The enclosed rear garden is an absolute delight, landscaped for ease of maintenance with delightful seating areas, edged with borders planted with a profusion of shrubs and trees. There is also a paved patio in front of a pretty pond, an ideal location for entertaining family and friends in the warmer months. This lovely home really does warrant an internal viewings to appreciate its full potential.

Council Tax D

Services: Mains Electric, Gas, Water and Sewerage
Broadband and Mobile Signal - Please visit
<https://checker.ofcom.org.uk> for availability.



the floorplan...

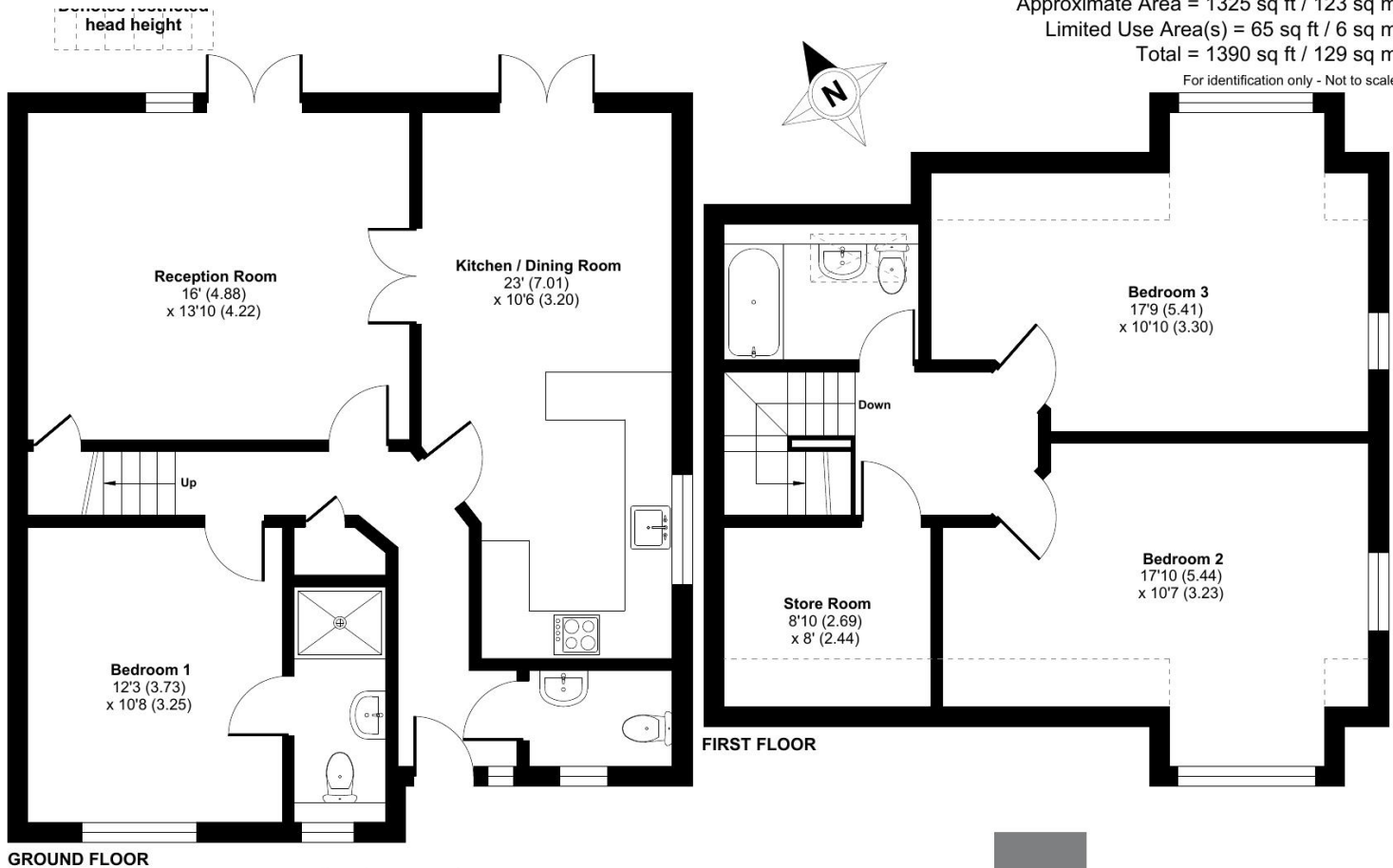
View, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1325 sq ft / 123 sq m

Limited Use Area(s) = 65 sq ft / 6 sq m

Total = 1390 sq ft / 129 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1165573



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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 only a pleasant 12 mile drive away and being within the Dartmoor National Park, there are many local outdoor pursuits.

Shopping

Late night pint of milk: Co Op 0.1 mile
Town centre: Moretonhampstead 0.2 mile
Supermarket: Asda (Newton Abbot) 3.9 miles
Exeter: 12.1 miles

Relaxing

Beach: Teignmouth 17.5 miles
Park: Stover Country Park 9.1 miles

Travel

Bus stop: (Ford Rd) approx. 66 ft.
Train station: Newton Abbot 12.7 miles
Airport: Exeter 21.9 miles

Schools

Moretonhampstead Junior School: 0.2 miles
South Dartmoor Community College: 14.4 miles
Stover School: 10.1 miles

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

how to get there...

From Bovey Tracey take the A382 to Moretonhampstead and on reaching the town, take the first left into Hingston View. Continue down into the development, then turn right and the property can be found a little further on the right.





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

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