



19 Forder Meadow

Moretonhampstead TQ13 8JB

RENDELLS

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Asking Price £335,000

A well presented three bedroom house on this modern estate just a short walk from the town centre. Benefiting from double glazing throughout, gas central heating, well laid out accommodation, a level side garden with its own entrance and a garage with parking to front. Offered with no upward chain.

Situation:

Moretonhampstead is a bustling town approximately 12 miles to the south-west of Exeter and in the heart of the Dartmoor National Park countryside. The location has an excellent range of amenities having shops and businesses, pubs restaurants and places of interest close to hand. The town is served by a popular primary school, has a health centre, public library, dental practice, veterinary surgery, recreation ground, outdoor heated swimming pool and sport centre to name but a few. For those who enjoy the Dartmoor landscape, the countryside surrounding Moretonhampstead is a variation of farmland, deep wooded valleys and the rugged uplands of the moor.

The cathedral city of Exeter is approximately 12 miles away, a very pleasant drive via the Teign Valley road, alternatively via the A30 dual carriageway which can be accessed approximately 6 miles to the north at Whiddon Down. The A38, which links Exeter and Plymouth, is approximately 9 miles to the south-west of Moretonhampstead. The north and south Devon coasts are both within an hour's drive and the A30 runs the length of the south-west peninsula into Cornwall. There are train stations at Okehampton, Exeter and Newton Abbot.

Description

Although an end of terrace house, No 19 looks and feels like a detached house on this modern estate built approximately 20 years ago. It is south facing and is perfectly situated near the local school, swimming pool, and shopping amenities, making it an ideal haven for a young family or anyone seeking comfort and convenience. There is no upward chain.

Accommodation:

The modern front door opens into the Entrance Hall with stairs leading to the first floor. Access to the Cloakroom, Kitchen/Diner and Living Room. The Living Room runs the depth of the property and is well lit with a gas fire. The Kitchen/Diner offers modern wood effect units, a tiled floor, space for a table and chairs and has a four ring gas hob with electric oven and grill, space for an upright fridge freezer, space for washing machine and dryer. Double doors open out into the garden

To the first floor are three bright bedrooms (two doubles and a single). The main bedroom enjoys an en-suite shower room with a good sized cubicle and there is a further family bathroom with matching three piece white suite and tiling

Outside:

The garden (7.23m x 5.72m) lies to the side of the property with a small patio area and the rest comprising level lawn with some plants and shrubs. There is also a useful Timber Shed with light and power connected. A garden gate leads out and back to the front of the property.

The Garage (5.75m x 3.86m) is located opposite the front of the house, under the neighbouring Coach House with an up and over door and a parking space to front.





Services:

Mains Electricity, Gas, Water (on meter) and Drainage. Gas Central Heating.
 Broadband: Superfast & Ultrafast are available up to 220 Mbps (Source Ofcom).
 Mobile signal: Ofcom suggests a good indoor signal from EE, Three, and Vodafone.

Local and Planning Authority:

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot TQ12 4XX
 Planning: Dartmoor National Park, Parke, Bovey Tracey TQ13 9JQ

Council Tax: Band C (£2,063.67 for 2023/24) Teignbridge

Energy Performance Certificate: C69 with potential for B85.

Tenure:

The property is Freehold with vacant possession.
 The Garage is Leasehold with a 979 year lease from the owner of the coach house over it. A small contribution towards yearly insurance is required (£10 in 2023).
 The annual development Management Fee for 2023 was £50.

Restrictions:

It is believed that electric cannot be added to the Garage.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions: From Chagford follow the A382 south to Moretonhampstead. At the roundabout on the outskirts of town turn right (third exit) and follow the road past the school. Take the next left at the mini roundabout into Betton Way and turn left again at the T-Junction into Forde Meadow. No 19 will be found on the right hand side, facing you, after a short distance.

What3Words: curl.storyline.think

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

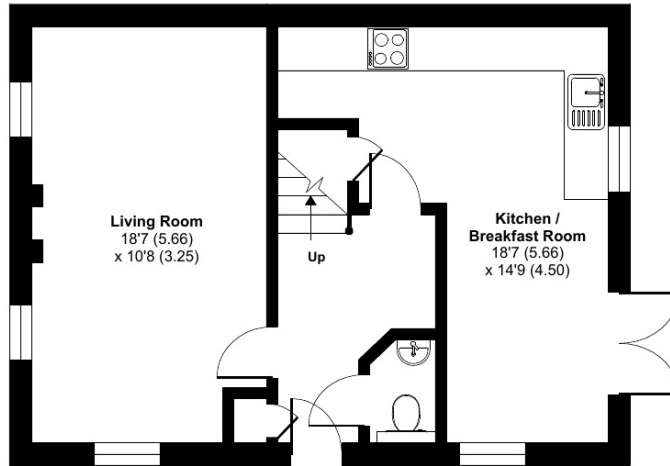




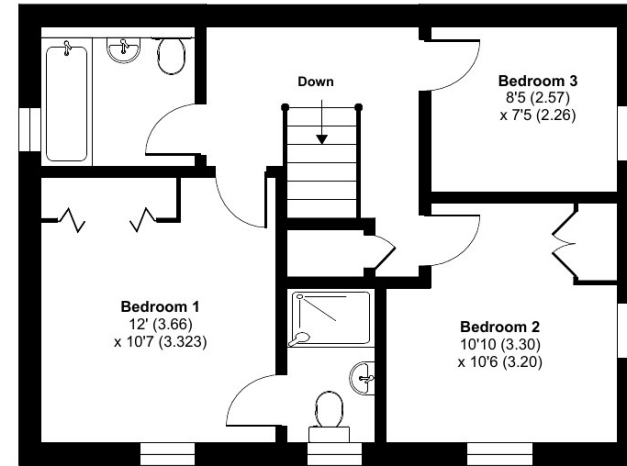
Forder Meadow, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 984 sq ft / 91.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Rendells . REF: 1109224

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
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- 5) Any area measurements or distances referred to herein are approximate only.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

Rock House, Southcombe Street, Chagford, Devon

TQ13 8AX Tel: 01647 432277

E-mail: dartmoor@rendells.co.uk

www.rendells.co.uk

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