



Park View

Bowring Mead, Moretonhampstead TQ13 8NP



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Guide Price £625,000

A rare opportunity to acquire a detached three/four bedroom bungalow on a private 0.9 acre plot towards the southern outskirts of this popular Moorland town. Benefiting from some excellent rural views it requires extensive redecoration and some modernisation but offers spacious accommodation with parking and a double garage. Offered with no upward chain.

Situation:

The property is located near the outskirts but still within walking distance of the town centre. Moretonhampstead itself 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 mainline train stations at Okehampton, Exeter and Newton Abbot.

Description:

A detached bungalow situated on a private plot extending to just under an acre off Bowring Mead. It is double glazed throughout and benefits from gas central heating. Internally it requires redecoration and modernisation in order to bring it up to today's specification but it offers well laid out three/four bedroom, two reception room accommodation with the benefit of some southerly rural views. Externally it is on a sloping plot but still has potential for delightful gardens with a terrace to enjoy the views, generous parking, and a double garage. Offered with no upward chain, a viewing is highly recommended.

Accommodation:

From the front door there is access into a lobby and hallway leading to a Study/Bedroom 4, good sized Kitchen with excellent rural views, and into the Dining Room (also with views) which is semi open plan with stairs down into the main Living Room with a gas fire and double doors opening into the side Conservatory. From the Dining Room a door opens into an internal Hallway providing access to the Master Bedroom with an En-suite Shower Room, two further double bedrooms (one with an en-suite shower room) and a further bathroom with corner bath.

Although a relatively modern bungalow the whole property would benefit from redecoration throughout and some modernisation in places.

Outside:

Wrought iron gates lead down to the parking and turning area to the front of the Double Garage with two doors and light and power connected.

The gardens are gently sloping with some mature trees and shrubs with a small terrace providing a seating area to enjoy the southerly rural views. The whole plot extends to approx 0.90 acres.





Services:

Mains gas, electricity and water (not metered). Drainage unknown.
Broadband—Standard up to 21mbps (Source Ofcom).

Local Authority: Teignbridge District Council (www.teignbridge.gov.uk)

Council Tax: Band F (£3,413.08 for 2024/25).

Energy Performance Certificate: D68 with potential for C79

Tenure:

The property is freehold with vacant possession.

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:

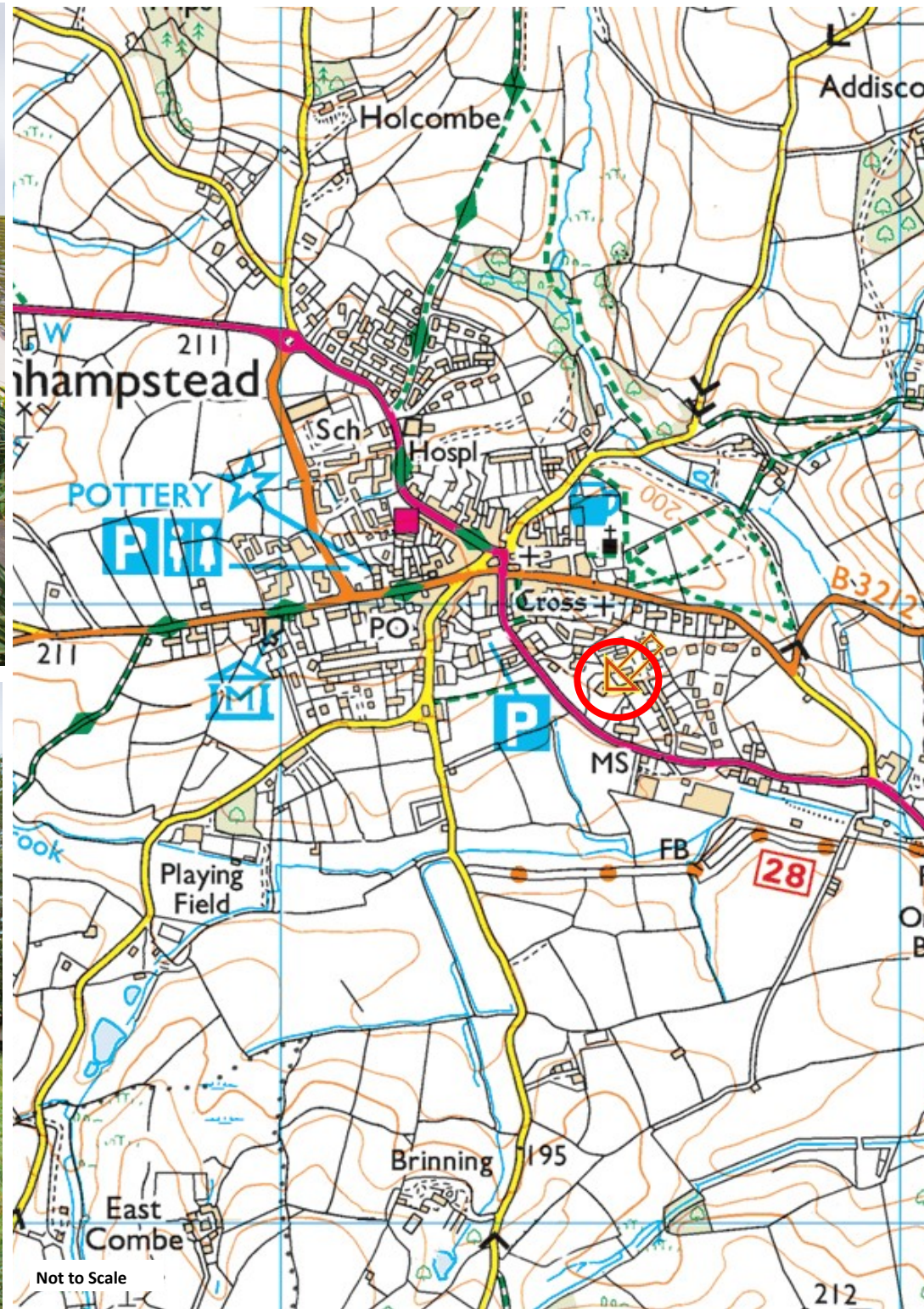
From the A30, turn off at Whiddon Down and head south on the A382. Head through Moretonhampstead centre and as you proceed towards the outskirts take the left hand turn into Bowring Mead. Continue up this road, taking the left fork where it splits, and then take the next left into a small lane. The property will be found directly in front of you with metal gates.

What3Words: ///talkative.copy.comply



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		





Not to Scale



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Total Area: 192.8 m² ... 2075 ft² (excluding double garage)

All measurements are approximate and for display purposes only



Consumer Protection from Unfair Trading Regulations 2008

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