



Park View

Bowring Mead, Moretonhampstead TQ13 8NP



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Offers Over £610,000

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). Mains drainage.
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.

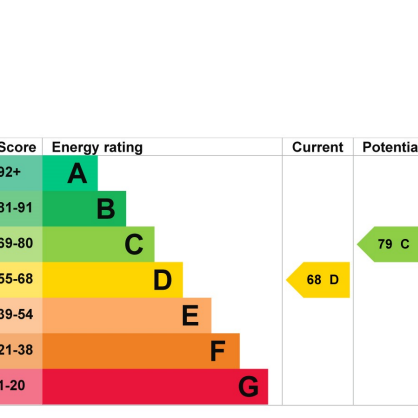
Viewings

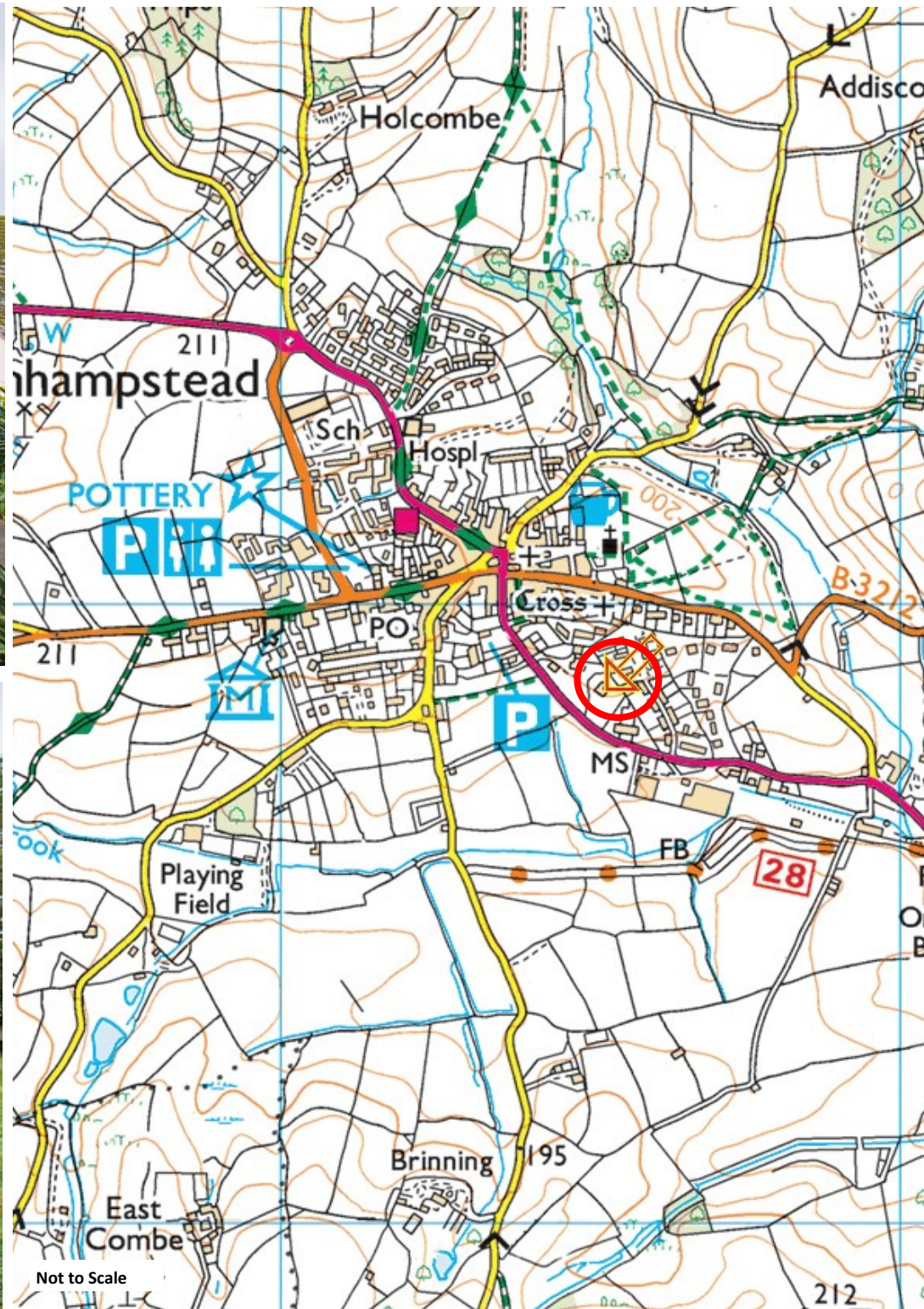
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

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





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.

2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.

3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

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.



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

All measurements are approximate and for display purposes only



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