



22 Bowring Mead

Moretonhampstead TQ13 8NP

RENDELLS

22 Bowring Mead

Moretonhampstead TQ13 8NP

Asking Price £330,000

A semi detached three bedroom house with excellent views on this development located towards the outskirts of this popular Dartmoor town. Offering front and rear gardens and a brand new kitchen, it would benefit from some internal updating. Offered with no upward chain.

Situation:

The property is located near the outskirts but still within walking distance of the centre of this popular Moorland town. 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.

Description

No. 22 offers a well-positioned semi-detached home, originally built in the mid-1960s and extended in the 1970s to create a generous kitchen at the rear. Situated near the edge of town, this property boasts stunning south-facing views towards the surrounding countryside and sits on a generous plot with both front and rear gardens, ideal for families or keen gardeners.

Constructed with standard cavity walls under a pitched tiled roof, the home is fully double-glazed and benefits from mains gas central heating. A brand-new kitchen has just been fitted, offering a modern touch, while the remainder of the interior provides a fantastic opportunity for buyers to update and personalise. It is being offered with no upward chain.

Accommodation:

A front porch opens into the main Hallway with stairs leading to the first floor. The good sized Living Room has great southerly views and has a gas fire (currently disconnected). The Dining Room leads through into the brand new kitchen with a range of soft close storage units and timber effect work surface, induction hob with electric oven and grill, sink and the gas fired boiler controlling the central heating and hot water. A door leads into the rear hall and a small store/workshop.

To the first floor is the landing with loft access and the three bedrooms (two with southerly rural views), and the white bathroom suite comprising a bath with mixer shower, low level w/c and a wash basin.

Outside:

The property benefits from a front level garden, with low front wall, measuring approx 25ft x 21ft (6.4m x 7.7m). There is potential, subject to any necessary consents, to create off street parking.

A path runs along the side of the house to the rear garden with a paved patio area adjacent to the house providing excellent outdoor seating and an old water feature. This leads through to the level lawned garden with a timber shed towards the bottom end. The rear garden measures approx 47ft x 25ft (14.5m x 7.7m).





Services:

Mains gas, electric, water and drainage.
Mains gas central heating (boiler in kitchen). Gas fire in Living Room disconnected.
Superfast Broadband available up to 80mbps (Source Ofcom).

Planning Authority: Dartmoor National Park, Parke, Bovey Tracey—01626 832093

Council Tax: Band B — £1,923.58 for 2025/26 (Teignbridge District Council)

Energy Performance Certificate: D64 with potential for B81

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:

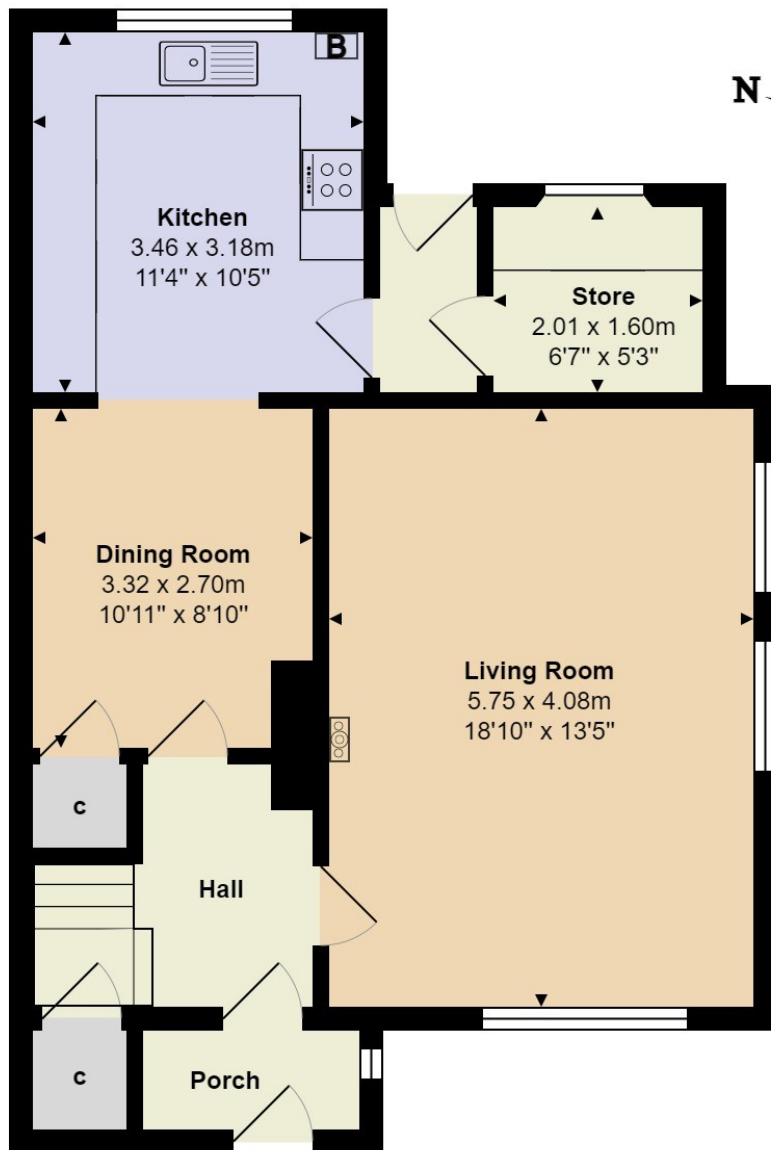
Satnav works to Bowring Mead which is approached off the A382 which runs through Moretonhampstead. Proceed up Bowring mead and past the central island. No 22 will be found on the right hand side shortly after.

What3Words: branching.empires.skill



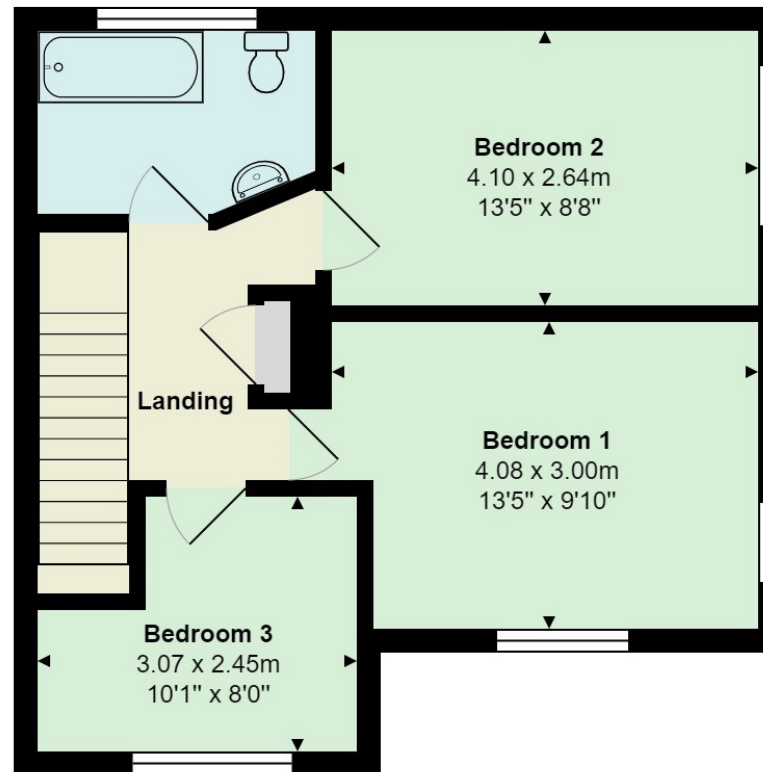
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Total Area: 104.9 m² ... 1129 ft²

All measurements are approximate and for display purposes only



Ground Floor

Area: 61.4 m² ... 661 ft²

First Floor

Area: 43.5 m² ... 468 ft²

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.