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properties

1 Lime Street

Moretonhampstead, Devon TQ13 8LT

£225,000 Freehold

The Property

1 Lime Street is an end of terrace cottage with a rear patio or parking space, full double glazing and gas fired central heating to radiators. The ground floor accommodation comprises an entrance lobby which leads to the ground floor rooms, whilst on the first floor there is a landing, bathroom and two bedrooms plus stairs to an attic room. The property was formerly a residential cottage and has most recently been used as offices but permission to revert to residential is being applied for. Fowlers strongly recommend viewing to appreciate the potential that this property offers.

Situation

Lime Street is just a level walk from the bustling centre of this charming moorland town, yet it is set on one of the quieter roads with little passing traffic and countryside walks only a couple of hundred metres away. Moretonhampstead offers a wide variety of day to day and specialist shops, two pubs, cafes and restaurant, a library, Primary school and pre-school, a Parish church and chapel. The town is surrounded by countryside walks and has a dedicated cycle path to Lustleigh and Bovey Tracey along the old railway line. Sports facilities include a sports centre, tennis courts, bowling club, football pitch, skate park and an open air swimming pool in the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles and Exeter is approximately 12 miles along the B3212.

Services

1 Lime Street has all mains services. Internet speed shows at 56Mbps.

Council tax band

TBA

Directions

From the cobbled town square head east to the corner with the Gateway restaurant and cross the A382/Ford Street. Bear right and find the imposing Bowring Library building. Opposite the front entrance to the library is Lime Street. Walk into Lime Street and No.1 is on your left.

Entrance lobby

A panelled door leads from the street into a lobby with a tiled floor, ceiling light point and a part glazed panelled door into the first reception area.

Ground floor

This double aspect room has a upvc double glazed window to the front and benefits from the matching sliding patio door and window on the opposite side of the room in the kitchen area. Storage cabinets are fitted in the dining area to either side of a former brick chimney recess, there is an under stairs cupboard with a fitted Worcester mains gas fired central heating boiler, seven LED downlighters, a double panel radiator and plenty of power points.

Kitchen area

Fitted with a single drainer stainless steel sink with a cabinet beneath, a breakfast bar and a upvc double glazed sliding patio door and window to a small terrace/parking area at the rear.

Second ground floor room

A panelled door leads from the larger room. This room has a upvc double glazed window to the street. A double panel radiator is fitted and there is a fireplace recess which does not have a live flue. There are six LED down lighters and ample power points.

- **An end of terrace cottage**
- **Three bedrooms**
- **Bathroom**
- **Entrance lobby**
- **Kitchen/dining room**
- **Sitting room**
- **Mains gas fired central heating and a solar panel to heat water**
- **Double glazed throughout**
- **Patio garden or parking**
- **Short walk to countryside and level walk to the town square**



First floor landing

A double glazed multi paned window looks to the rear and allows plenty of natural light to the landing which has a pine balustrade. There is a pendant light point and panelled doors to all rooms.

Bathroom

An obscure upvc double glazed window faces to the front and there is a recess for a bath with a tiled splashback. A low level w.c. is fitted and a pedestal wash hand basin with an adjacent shaver point. A warm air heater is wall mounted, there is a single panel radiator, a vinyl floor and a fitted hot water cupboard with an insulated cylinder and immersion heater.

Room 1

A good size room with a upvc double glazed window, a double panel radiator and two ceiling mounted spotlight fixtures.

Room 2

A front facing room with a upvc double glazed window and a pine staircase to the top floor.

Top floor

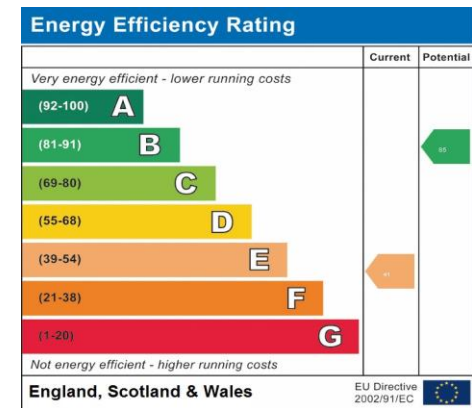
A landing area with eaves storage leads into the attic room.

Attic room

This attic room has a large velux double glazed skylight and two doors to walk in eaves storage/closet space.

Exterior

To the rear of the cottage is a concrete paved area which is ideal either as a parking space or a patio area if preferred.

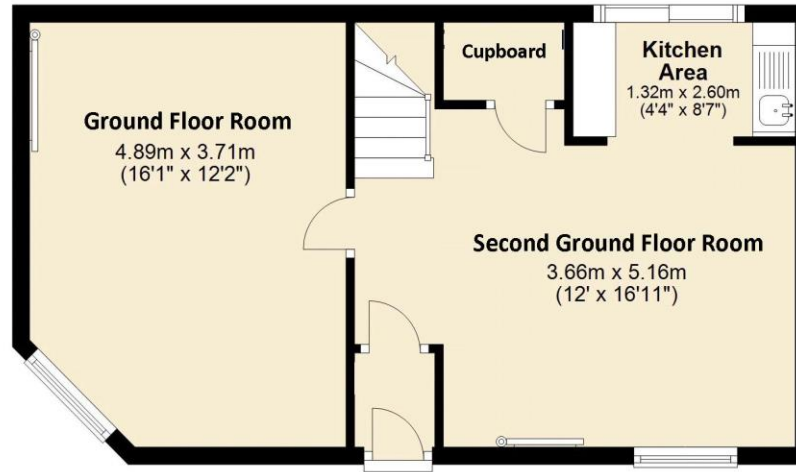


VIEWING BY APPOINTMENT ONLY

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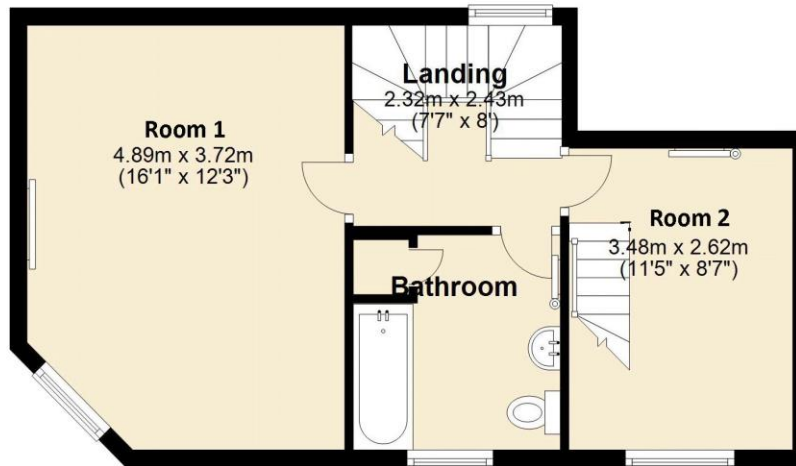
Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



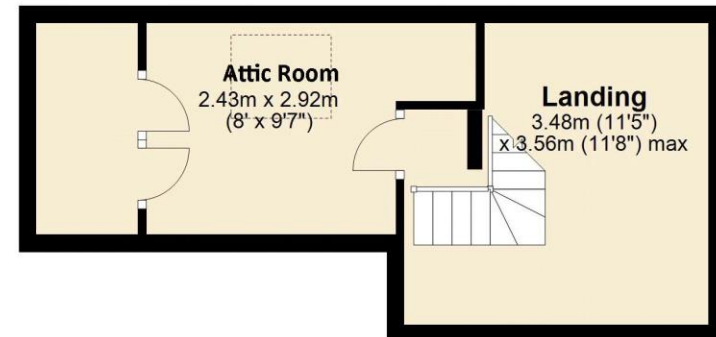
First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 105.6 sq. metres (1137.2 sq. feet)