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properties



5 Station Road
Moretonhampstead, Devon TQ13 8NQ

£199,000 Freehold



The Property

Built about 120 years ago, 5 Station Road is a stone and brick cottage close to local amenities. It is a terraced home with all double glazed windows and mains gas fired central heating to radiators. The accommodation comprises a sitting room with fireplace and woodburner, a kitchen/dining room with electric range, a rear lobby and stairs, a landing with exposed stone feature wall, a double bedroom to the front, a single bedroom to the rear and a smart new bathroom with a shower above the bath. There is an exterior storage closet and wood store. This home would make a good first purchase or investment buy to let. Fowlers strongly recommend viewing.

Situation

Located close to the centre of town just a short walk to all the excellent amenities. Moretonhampstead has a wide range of day to day shops, cafes, restaurant, pubs and a library all just a moment's walk from 5 Station Road. The town also has surgeries for doctor, dentist and vet, a primary school and pre school and good sports facilities including a football pitch, tennis club, bowling club, a gym, skate park, a sports centre with classes and an open air swimming pool in the summertime. The town is surrounded by countryside walks and Mardon Down can be reached on foot whilst the open moor is only a few minutes drive. Exeter is approximately 12 miles along the B3212 and the A30 and A38 are equidistant at 8 miles.

Council tax band

Band A

Directions

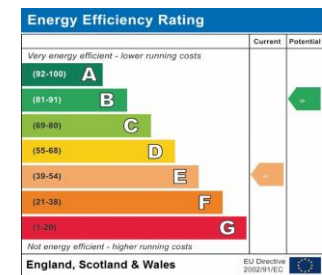
From the cobbled town square walk to the corner by the White Hart Hotel and turn right into Station Road, cross the road and No.5 Station Road is on the left. The front door is in a covered alleyway.

Sitting room

The main entrance door is located to the side of the cottage in the alleyway and has a glazed panel above framed in brickwork. The sitting room has a front facing sash style upvc double glazed window, a recessed brick fireplace with a woodburner, a lined flue and a wooden fireplace surround and mantel shelf. To one side is a large recess with an oak lintel and timber shelf, and there is a pendant light point, a double panel radiator and a doorway through to the kitchen/dining room.



- A centrally located terraced home close to all amenities
- Fully double glazed with gas fired central heating
- Sitting room with fireplace and wood burner
- Kitchen/dining room with electric range
- Rear lobby
- Landing with exposed stone feature wall
- Bathroom with a shower above the bath
- Rear single bedroom
- Front double bedroom
- New carpets throughout
- An ideal first purchase or buy to let property



Kitchen/dining room

This is fitted with a new vinyl floor and a range of base and wall units with plenty of hardwood work surfaces and an integral single drainer one and a half bowl stainless steel sink and mixer tap. Fitted into the chimney breast is a modern CDA electric range with a glass 5 ring halogen hob and a fan oven, warming oven and grill. Beneath the work tops is space for a washing machine and fridge and concealed in a tall cupboard to one side of the chimney breast is the Vokera gas fired central heating boiler. A upvc double glazed window looks to the side of the cottage, and there is a ceiling mounted spotlight fitment. A doorway leads to the rear lobby and stairs.

Rear lobby

This is slate floored with a upvc double glazed back door with obscure glazing, a pendant light point and the stairs to the first floor.

Landing

The stairs wind up to the landing passing a upvc double glazed rear window and some shelving. The landing and stairwell have an exposed stone and brick feature wall, a balustrade, a pendant light point and a fitted hardwired smoke alarm.

Bathroom

A smart bathroom with a composite bath with a shower/mixer tap, a glazed folding shower screen and a built in thermostatic shower with a 'rainshower' head. The bath and shower splashbacks are tiled to ceiling height and adjacent to the bath is a low level w.c. The porcelain wash hand basin has a chromed mixer tap and sits on top of a vanity unit and there is a mirror and shaver/light above. An obscure upvc double glazed window looks out to the side of the cottage and there is a wood effect vinyl floor, a chromed plumbed heated towel rail and three LED downlighters.

Bedroom 2

A rear facing single bedroom with a built in closet with hanging rails, a double panel radiator and a rear facing upvc double glazed window.

Bedroom 1

A front facing double bedroom with a built in closet with hanging rails, a pendant light point, a double panel radiator and a large upvc double glazed front window.

Exterior

Just adjacent to the back door is a small exterior storage closet with an attached covered log store.

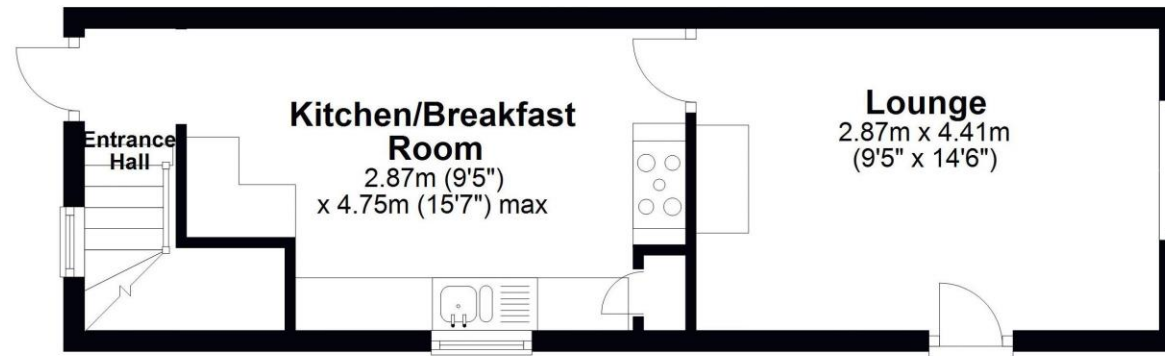
Courtyard

At the rear is a modest communal yard shared by a number of properties and with rights of access for pedestrians mainly.



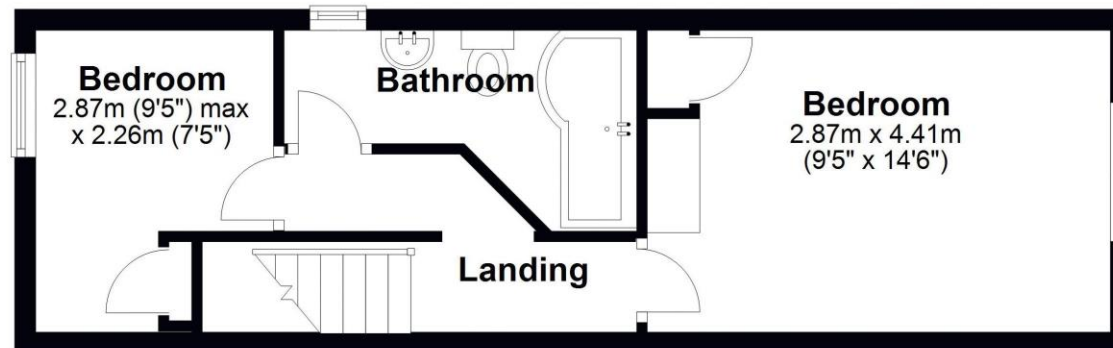
Ground Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 58.6 sq. metres (631.1 sq. feet)

VIEWING BY APPOINTMENT ONLY

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