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properties

2 Hingston View

Moretonhampstead, Devon TQ13 8FW

£310,000 Freehold



The Property

Great opportunity to purchase a high quality, recently built semi detached home in a thriving Dartmoor market town. Completed only two years ago with a 10 year NHBC guarantee, the house has an impressive B rating for energy and also benefits from an extra large garage and a parking space. As the vendor has no onward chain a buyer could move in very quickly. The accommodation comprises an entrance hall, a w.c., a well designed kitchen, living room with doors to the garden, two double bedrooms and a smart bathroom with a shower above the bath. Fowlers strongly suggest viewing this home.

Situation

Located at the edge of the thriving moorland market town of Moretonhampstead with just a few minutes walk to reach the bustling town square where there is a variety of day to day and specialist shops, pubs, cafe and a hotel and restaurant. There is a Primary school and pre-school, Parish church and chapel, library and arts centre. The town is surrounded by countryside walks and enjoys the added benefit of the cycle track which leads to Lustleigh and Bovey Tracey as well as good sports facilities including a sports centre with gym and classes, bowling club, tennis club and an open air swimming pool in the summertime. The A30 and A38 are equidistant at about 8 miles and Exeter is approximately 12 miles away along the B3212.

Council tax band

Band B

Services

Mains gas, water, electricity and drainage.

Directions

From the cobbled town square take the road that leads across the front of the White Hart Hotel and turn right into Station Road. Head down Station Road, passing the car park and take the first road on the right which leads into Hingston View. The first house on the right is No.2.

Entrance

A paved path leads to the multi locking front door which has an exterior light and a canopy porch.

Entrance hallway

A staircase with white balusters and oak handrail leads to the first floor and has a built in storage cupboard beneath. Oak laminate doors lead to all rooms, there are two pendant lights, a wood effect quality vinyl floor, a built in cloaks cupboard with electric meters and a double panel radiator.

- One careful owner of this two year old home
- A quality new build by Baker estates
- Ideal first time buyer or investment opportunity
- Short walk to the town square
- Eight years NHBC remaining
- B rated energy performance
- Two double bedrooms and a bathroom
- Fully fitted kitchen with most major appliances included
- Low maintenance garden with growing potential
- Large garage and additional parking space

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Kitchen

A smart fitted kitchen with a range of white base and wall cabinets and slate effect worktops with a one and a half bowl stainless steel single drainer sink and mixer tap, an induction hob with stainless steel cooker hood and light above, a fan oven and grill and fridge freezer all fitted. There is space for an automatic washing machine beside the sink and concealed in a wall cabinet is the mains gas fired Worcester central heating boiler. A upvc double glazed front window with a painted sill looks out to the front of the property, there are six LED downlighters, a single panel radiator and a wood effect vinyl floor.

W.C.

Fitted with a white suite of low level w.c., a corner wash hand basin with a tiled splashback, ceiling light point, extractor fan, a wood effect vinyl floor and a single panel radiator.

Living room

This bright room has a pair of upvc double glazed doors with matching side panel looking out to the west facing garden, two pendant light points, two double panel radiators, a media panel and a wood effect vinyl floor. There is plenty of space for a sofa and easy chair, cabinets and a dining table and chairs.

First floor landing

Oak finished doors lead to all rooms and there is an oak handrail and post caps on the balustrade, a pendant light point, a single panel radiator and a built in linen and store cupboard with shelf.

Bedroom 1

This rear facing double bedroom looks over the rear garden and has a broad upvc double glazed window with a painted sill, space for fitted bedroom furniture, a pendant light point and a double panel radiator.

Bedroom 2

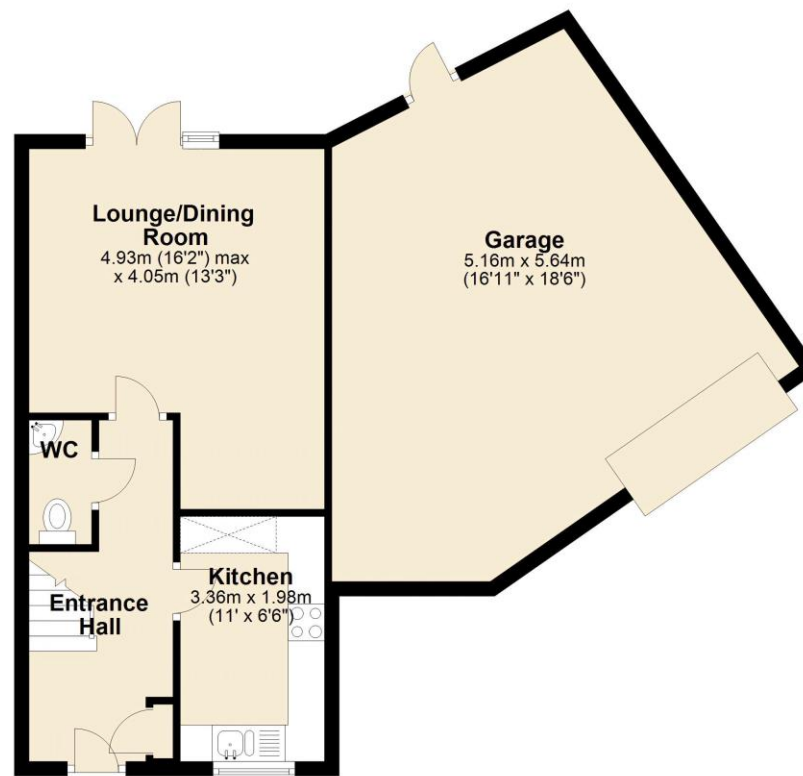
A front facing double bedroom with a upvc double glazed full height window and a second smaller window, a pendant light point and a double panel radiator. Set above the stairwell is a closet for storage.

Bathroom

The bathroom is fitted with a smart white suite comprising a panelled bath with thermostatic mixer controls, glazed and hinged shower screen, fully tiled splashbacks, rain shower head and shower wand, low level w.c. with concealed cistern, a wall mounted wash hand basin with mixer tap and tiled splashbacks and a tiled vanity shelf. The towel rail is plumbed. there is an extractor fan, two LED downlighters and a wood effect quality vinyl floor.

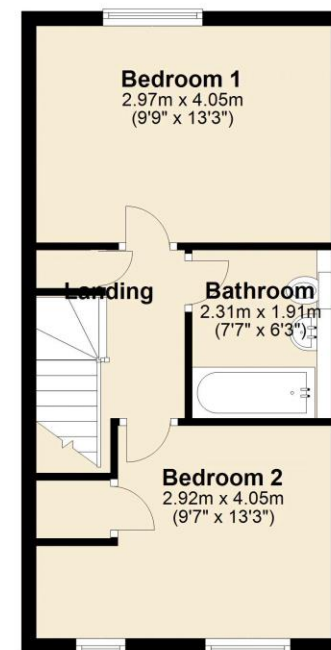
Ground Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 100.7 sq. metres (1083.8 sq. feet)

Exterior

Front

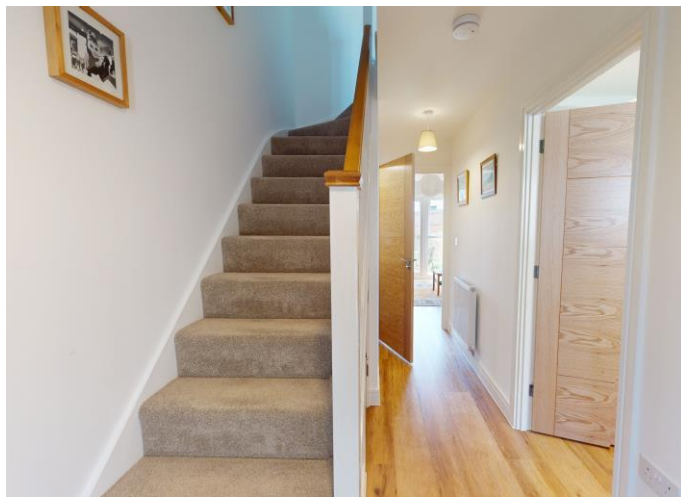
To the front and side of the house is a grassed area with a young beech hedge boundary and a tarmac driveway leading to the garage.

Garage

A metal up and over door leads into this very spacious garage which has plenty of room for a workshop and general storage, power and light and a upvc double glazed pedestrian door to the rear garden.

Rear garden

35'5" x 19'11" / 10.79m x 6.07m. This sunny garden has a paved patio area outside the living room doors and a matching path to the rear pedestrian door into the garage. It is laid to grass and bounded by close boarded fencing. It has a southern and western boundary for good sunlight.



VIEWING BY APPOINTMENT ONLY

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