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46 Ford Street
Moretonhampstead, Devon TQ13 8LN

£249,500 Freehold



The Property

46 Ford Street is a terraced Edwardian brick-built family home with accommodation on three levels. It has three double bedrooms with one ensuite, a family bath/shower room and a separate w.c. On the ground floor there is an entrance lobby, small hallway, an interconnecting lounge and dining room and kitchen with access to the granite walled and part paved courtyard garden. The property has all mains services, is fully or secondary double glazed to all windows and centrally heated by mains gas. This is good family home and is perfectly liveable, but in need of some modernisation. Fowlers very strongly recommend viewing this excellent residential opportunity.

Situation

No.46 Ford Street is located just a short level walk to the bustling town square in the thriving moorland town of Moretonhampstead. The town offers great amenities with a Primary school and pre-school, surgeries for doctor, dentist and vet, a library, cafes, pubs and great access to the surrounding countryside. There are good sports facilities with a cycle track, sports centre with classes, a football pitch, bowling club, tennis club and an open air swimming pool in the summertime. The A30 and A38 dual carriageways are about 8 miles away and the B3212 will have you in Exeter in about 12 miles.

Services Mains gas, water, electricity and drainage.

Council tax band Band B

Directions

From the cobbled town square walk to the corner by the Gateway restaurant and turn left into Ford Street. Walk past the Union Inn and keep on the right hand side. No.46 is on the right before the bend.

Entrance lobby

The part glazed panelled front door leads into a small lobby where there are wall mounted electric meters above the top light over the front door. A part glazed panelled inner door leads to the hallway.

Hallway

The staircase rises to the first floor, there is a wall mounted central heating control panel, a pendant light, smoke alarm, single panel radiator and a door to the dining room.

Dining room

The dining room has a single glazed wooden sash window with secondary double glazing, a former fireplace with brick trimmed hearth and lintel, a single panel radiator, doors to the downstairs cupboard and kitchen and a double width archway to the sitting room

Sitting room

A wooden single glazed sash window with secondary double glazing faces out to the front of the cottage and there is a former fireplace with brick lintel and hearth which could be re commissioned with a flue liner. To either side of the fireplace is some exposed granite wall and there is a TV point and a double panel radiator.

- An end terrace brick-built cottage
- Walled courtyard garden
- Gas fired central heating
- A sturdy home in need of some modernisation
- Entrance lobby and hall
- Interconnecting lounge and dining room
- Kitchen
- Separate first floor w.c. and bath/shower room
- Three double bedrooms
- Upvc or secondary double glazing to all windows

Kitchen

A upvc double glazed door leads out to the courtyard and a upvc double glazed window at the rear overlooks the paved part of the courtyard. The kitchen is fitted with a range of base and wall cabinets with wood finishes and stone effect worktops with tiled splashbacks a single drainer stainless steel sink and mixer tap, and a halogen hob. A single size electric fan oven and grill is fitted and there is space for a microwave, dishwasher, automatic washing machine and a drier. A Worcester gas fired combi boiler is wall mounted and there is a fluorescent light and a vinyl floor.

Landing

The staircase rises to a split landing with a w.c. and bath/shower room and a short flight of stairs up to the first floor.

W.C.

Fitted with white sanitary ware of a low level w.c., and a wash hand basin. It has a upvc double glazed window, a pendant light point and a vinyl floor

Bath/shower room

A large upvc obscure glazed window allows in plenty of natural light. It is fitted with a suite of fully tiled and part screened shower with an AKW electric shower unit, a pressed steel bath with a shower/mixer tap and timber side panels and a pedestal wash hand basin. A ceiling light is fitted, white wainscoting, a shower curtain rail, a double panel radiator and a vinyl floor.

First floor landing

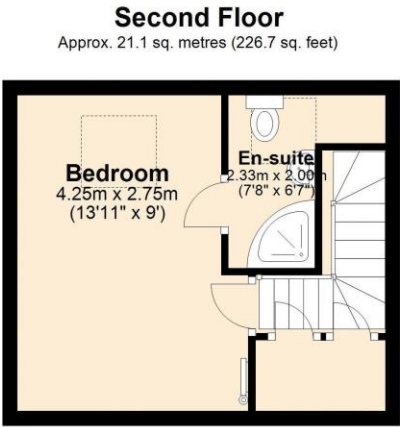
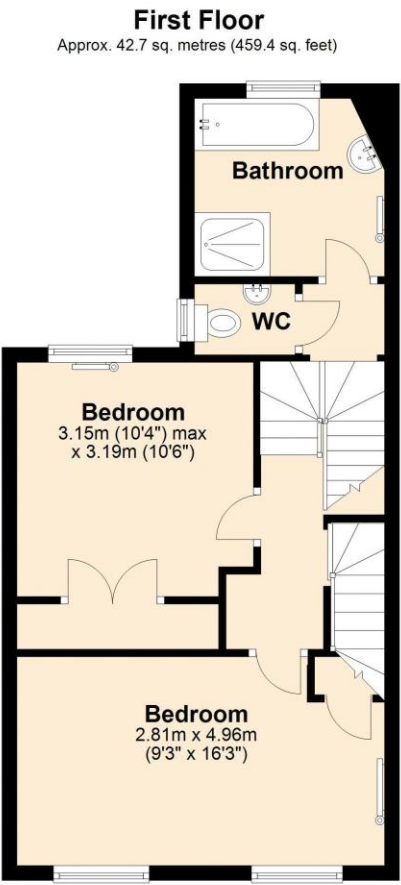
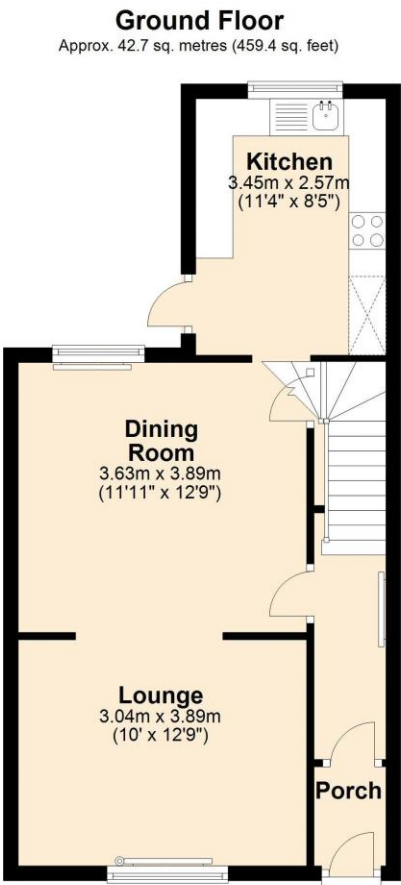
Doors lead to two bedrooms and to the staircase to the top floor.

Bedroom 2

A rear facing double room with a single glazed timber sash window and secondary double glazing, a large double wardrobe with hanging rails and shelving, a pendant light point and a single panel radiator.

Bedroom 1

A bright double room with two single glazed sash windows with secondary double glazing, a pendant light point, single panel radiator and a built in understairs cupboard.



Total area: approx. 106.4 sq. metres (1145.4 sq. feet)

Top floor

A staircase rises to the top floor passing a large eaves storage cupboard. A door leads into bedroom 3.

Bedroom 3

This is a double room with a double glazed velux skylight, eaves storage access, two downlighters and a door to the ensuite shower room.

Ensuite shower room

Naturally lit by a velux double glazed skylight and fitted with a white shower tray with curved, sliding shower screen doors, fully tiled shower walls and a Mira Sprint electric shower. There is a downlighter, an extractor fan, a low level w.c. and a pedestal wash hand basin.

Exterior

To the rear of No.46 is an enclosed fully granite walled courtyard garden which catches the sun in the morning and evening. It is partly concrete but paved to a good size level area with raised borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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