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properties

4 Sawyers Close

Moretonhampstead, Devon TQ13 8FD

£149,950 Leasehold



The Property

This fine ground floor maisonette is about 15 years old and offers comfortable and well appointed accommodation comprising a double aspect living room, a well fitted kitchen with hob, oven and fridge, a double bedroom and recently refitted ensuite shower room. The property has mains gas fired central heating, full double glazing and a single parking space at the rear. It is a virtually level walk to the bustling town square and Fowlers strongly recommend viewing this smart easy to run home.

Situation

Sawyers Close is only about 250 metres from the town centre yet is located in a lovely quiet residential setting with its own parking. The nearby town square has a variety of day to day and specialist shops, pubs, cafes, a hotel and a library. The town also has surgeries for doctor, dentist and vet, a modern sports centre with a gym and football pitch, tennis club and bowling club, and there is an open air swimming pool in the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles. Exeter is approximately 12 miles.

Tenure

The property enjoys the remains of a 199 year lease from 1st January 2009. There is a ground rent of £10 pa.

Council tax band

Band A

Directions

From the centre of Moretonhampstead walk in a westerly direction from the cobbled square along Court Street passing the greengrocer, butcher and Post Office and carry straight on at the mini roundabout. Sawyers Close is the next turning on the right. Walk into Sawyers Close which bends to the left and No.4 will be found just after the bend on the left.

- A comfortable ground floor one bedroom maisonette
- One parking space
- Virtually level walk to the town square
- Small enclosed front garden
- Bright living room
- Smart fitted kitchen
- Double bedroom
- Ensuite shower room
- Mains gas fired central heating
- Double glazing throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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	

Entrance

A paved path leads to the slated canopy porch and the multi locking front door which has a double glazed central panel.

Living room

The spacious living room is double aspect with wooden double glazed windows at either end, two pendant light points, two panelled radiators, a TV and satellite point, a wall mounted circuit breaker box and seven power points. It is large enough for a settee and easy chair and a four seater dining set. To the rear it opens into the kitchen.

Kitchen

Fitted with a range of base and wall cabinets with woodgrain finishes and roll top stone effect worktops incorporating an electric fan oven and grill, a four burner gas hob with extractor hood and light above, space for an automatic washing machine and fridge and a fitted single drainer stainless steel sink and mixer tap. The splashbacks are tiled and the floor is laid to oak and there is a central ceiling mounted light. A double glazed wooden window looks out to the rear and there is a single panel radiator. The central heating boiler is a wall mounted gas fired Vaillant combi.

Bedroom

A wooden panelled door leads into the bedroom which is a modest double size room with space for a bedside table and wardrobe. It has a double glazed wooden window to the front, a central pendant light point, a single panel radiator and a wooden panelled door to the ensuite shower room.

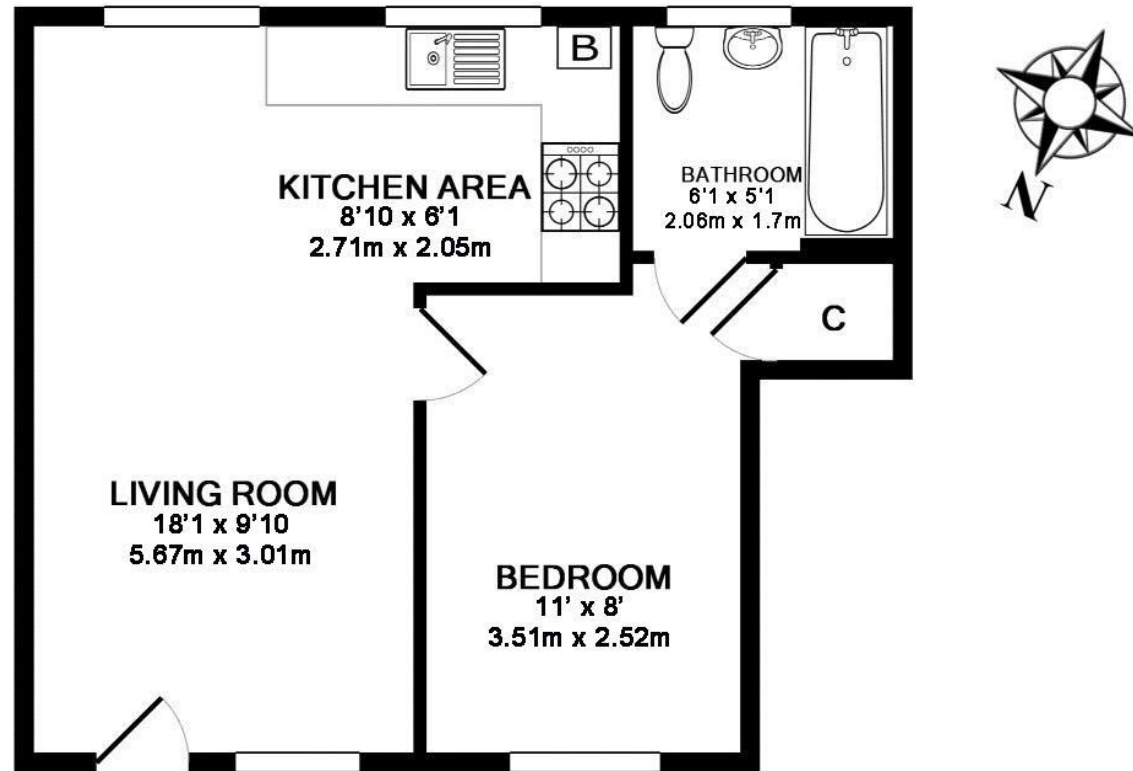
Ensuite shower room

A smart shower room with a wooden obscure double glazed rear window, waterproof wall panels and a wood effect vinyl floor. The shower has a glazed shower screen and splashguard, a Mira Jump electric shower unit and a large white shower tray. A matching pedestal wash hand basin is fitted, a low level w.c., a wall light point, an extractor fan and a wall mounted chromed dual fuel heated towel rail.

Exterior

At the front of the property is a small garden partly paved and partly laid with gravel and surrounded by iron railings. There is an exterior light. To the rear is a single parking bay and a small border which could be cultivated if so desired.





TOTAL APPROX. FLOOR AREA 371 SQ.FT. (34.4 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.

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