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properties



15 The Glebelands

Moretonhampstead, Devon TQ13 8LE

£465,000 Freehold



The Property

15 The Glebelands is less than 20 years old and comprises a spacious 1526 sq ft/141.77 sq m family home with generous accommodation. It is presented in good condition throughout and has full mains gas central heating, double glazing and a high 'C' EPC score. The accommodation comprises a canopy entrance porch, entrance hall with a w.c., a smart fitted kitchen with lots of cabinets and stone work tops, a large living room and adjoining garden room which leads to the south facing courtyard garden. On the first floor there is a landing and a family bathroom, a double bedroom with built in wardrobes and a spacious upstairs sitting room/ bedroom with good views to the Dartmoor countryside. On the second floor there are two large double bedrooms, each with an ensuite shower room. There is parking for a single car at the front of the house and a further space in front of the big single garage. This house must be seen to be appreciated and Fowlers strongly recommend viewing.



Situation

The Glebelands is a quiet no-through road, ideal for young families and those who just want a nice quiet spot to live in. The town centre is a virtually level ten minute walk and the playing field and park at The Sentry are just 2-3 minutes way on foot. Moretonhampstead is a thriving moorland town located just 12 miles from Exeter. It has a good range of day to day and specialist shops, a Primary school and pre-school, surgeries for doctor, dentist and vet, a library, arts centre and a Parish church and chapel. The town is surrounded by wonderful countryside and moorland walks and is the terminus for the Wray Valley cycle path which could take you all the way to Bovey Tracey and on to Newton Abbot, if desired. The town also has great sports facilities with a sports centre and gym, tennis club, bowls club and an open air swimming pool in the summertime.

Council tax band

Band D

Services

Mains gas, water, drainage and electricity.

Directions

By car from the Bovey Tracey direction you enter Moretonhampstead on Station Road and after passing the fire station take the first on the right which is Bowring Mead. At the top of Bowring Mead on the left is the entrance to The Glebelands. No 15 is on the left at the far end of the road. By foot from the cobbled town square walk to the crossroads by the White Hart and cross the road into Cross Street. Walk along Cross Street and after passing the National Trust alms houses, on the right, is a footpath to The Glebelands. At the end of the footpath turn right into The Glebelands and walk to the end of the road. No. 15 is on the left.



- A spacious staggered terrace family home in a lovely quiet setting
- Short, easy walk to amenities
- Courtyard garden, parking and garage
- Entrance hall and w.c.
- Kitchen with wide range of cabinets and stone worktops
- Ground floor living room and garden room
- Large first floor sitting room/bedroom
- Second large first floor double bedroom and adjacent bathroom
- Two large second floor ensuite double bedrooms
- Fully double glazed and mains gas central heating

Entrance

A slated timber framed canopy porch shelters the solid wood multi-locking front door.

Entrance hall

The hall has an oak floor and panelled doors to all rooms. There are stairs to the first floor with an understairs cupboard, and there is a pendant light point.

Living room

This spacious multi function room is large enough for a three piece suite and dining table and has a pair of double glazed patio doors and a large matching window that look into the garden room. It has an oak floor, four wall light points, two double panel radiators, a TV point and plenty of power points. A broad opening leads into the kitchen.

Garden room

This is a wood grain effect upvc double glazed garden room with power points and double doors to the courtyard garden.

Kitchen

The kitchen is oak floored and has a door from the hall. It is fitted with an extensive range of base and wall cabinets with stone work surfaces and tiled splashbacks incorporating a one and a half bowl stainless steel sink and mixer tap, a four burner mains gas hob, electric fan oven and grill, extractor hood/light, space for a dishwasher and washing machine and an upright free standing fridge/freezer. The Worcester mains gas fired central heating boiler is wall mounted and there are eight LED downlighters and a central fitted spotlight fixture.

W.C./cloakroom

A big enough space for coats and wellies and with a white low level w.c., a wall mounted wash hand basin, an oak floor, extractor fan and wall mounted circuit breaker box.

First Floor

A staircase with white balusters and a balustrade with mahogany hand rails leads to the first floor where there are panelled doors to all rooms, an airing cupboard with insulated hot water cylinder, immersion and central heating controls, a central heating thermostat, pendant light point and the staircase to the second floor.

Sitting room/bedroom

This is a useful room which can either be a bright and spacious first floor sitting room or a bedroom if preferred. It has two large upvc double glazed windows which look across to the Dartmoor countryside, a stone inset fireplace with gas coal effect fire and wooden surround and mantel, four wall light points, two double panel radiators, two pendant light points, a TV point and plenty of power points.





Bedroom 3

This front facing double bedroom is spacious and has built-in double wardrobes, a TV point, pendant light and a double panel radiator.

Family bathroom

Fitted with a white suite comprising a panelled bath with chromed shower/mixer taps, low level w.c., pedestal wash hand basin, fully tiled walls, an obscure glazed double glazed window, extractor fan, shaver point, wall light above the basin, a vinyl floor and a plumbed, heated towel rail.

Second floor landing

The landing has doors to both double bedrooms.

Bedroom 2

A generous rear facing double bedroom with a upvc double glazed dormer window enjoying great views to the Dartmoor countryside. It has a built in wardrobe, pendant light point, double panel radiator and a panelled door to the ensuite bathroom



Bedroom 2 ensuite shower room

This has recently been refitted with a new shower and waterproof lined cubicle with built in thermostatic shower, a low level w.c., a pedestal wash hand basin, extractor fan, shaver/wall light point, a plumbed heated towel rail and a velux double glazed skylight.

Bedroom 1

A big room with two double glazed dormer windows, built-in wardrobes with hanging rails and shelving, pendant light point, TV point, double panel radiator and a panelled door to the ensuite shower room

Bedroom 1 ensuite shower room

Fitted with a corner shower with folding glazed shower screen doors and built-in thermostatic shower. The walls are fully tiled and there is a low level w.c., pedestal wash hand basin, wall mounted shaver/light, plumbed heated towel rail and an extractor fan.



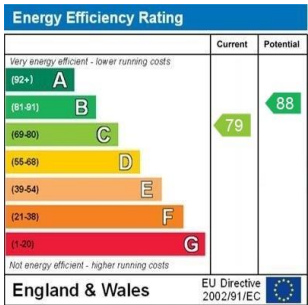


Exterior

At the front of No.15 there is a brick paved parking bay for ease of access. To the rear there is a paved, south facing courtyard garden bounded by close boarded fencing and with a side gate for egress in the event of a fire.

Parking and garage

In addition to the single space in front of No.15, there is a space in front of the garage which located close by. The garage has a steel framed wooden up and over door, a concrete floor and eaves storage if needed. The garage measure 7'1/2.13m across the entrance door and is approximately 18'1/5.48m long.



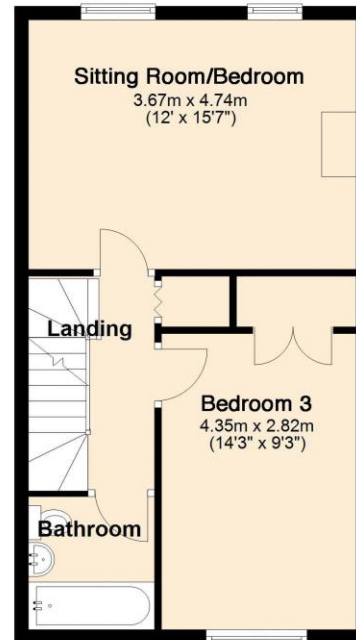
Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



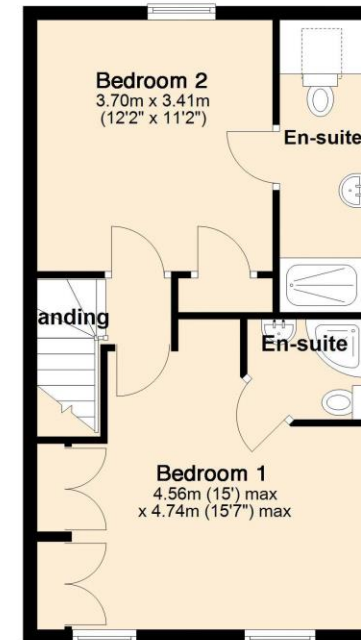
First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 141.8 sq. metres (1526.2 sq. feet)

VIEWING BY APPOINTMENT ONLY

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