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properties

**18a Fore Street**  
Moretonhampstead, Devon TQ13 8LL

**£375,000 Freehold**





### The Property

18a Fore Street was built around 45 years ago in a small, quiet square just a short level walk from the centre of Moretonhampstead. The square has direct access to the parish church, parish hall and the arts centre. The accommodation is shared over three storeys with the entrance hall, w.c, kitchen/dining room and access to the integral garage on the ground floor. The first floor comprises a generous sitting room and main bedroom with ensuite shower room and the top floor has three further bedrooms and a bathroom. At the rear of the property is a paved sunny garden with access to a footpath which leads onto Cross Street. Fowlers strongly recommend viewing this property.

### Situation

This end of terrace home enjoys good natural light and has some lovely views to the parish church. 18a is a level 200m walk from the bustling town square and is close to the library, village hall, play park, parish church, chapel and access to open countryside walks. Moretonhampstead has a wide variety of day to day and specialist shops, pubs, cafes and restaurants, a Primary school and Pre-school. There are surgeries for doctor, dentist and vet. The town is surrounded by countryside and moorland walks and there is a cycle path that starts in Moretonhampstead and runs all the way down to Bovey Tracey and onwards to Newton Abbot. There is a sports centre with a gym, tennis club, bowling club and football field, and the town has an open air swimming pool in the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles and Exeter is approximately 12 miles along the B3212.

### Services

Mains gas, water, electricity and drainage.

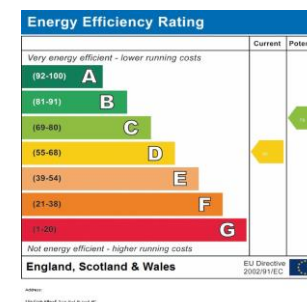
### Council tax band

Band D

### Directions

From the cobbled square in Moretonhampstead walk to the main road past the hairdressers and the Gateway Restaurant and on the opposite corner, by the library, you will see Fore Street. Cross the road and walk along Fore Street and where the road broadens into a small square, 18a is on the right hand side.

- A spacious town centre property just a level walk to the town square
- Patio garden
- Integral garage/utility room
- Large kitchen/dining room
- Spacious bright upstairs living room
- First floor main bedroom with ensuite shower room and dressing area
- Good sized main bathroom
- Three further double bedrooms
- Double glazed throughout
- Gas fired central heating





### Entrance hall

A multi paned front door with an adjacent side window leads into the entrance hallway which has a ceramic tiled floor, stairs to the first floor and access to the w.c, integral garage and kitchen/dining room. Beneath the stairs is an under stairs store cupboard.

### W.C.

The downstairs w.c. is fitted with a low level w.c. and corner wash hand basin with tiled splashback. The floor is ceramic tiled, and there is an extractor fan.

### Kitchen/dining room

This spacious 'L' shaped room has a ceramic tiled floor and a good range of base and wall cabinets with painted doors and drawers, a stone effect worktop to one side and a hardwood worktop to the other with tiled splashbacks. There is a large electric range cooker with a ceramic induction hob and there is plenty of space for a dishwasher and freestanding fridge/freezer. In the room there is a glazed upvc door which leads out to the patio garden and three upvc double glazed windows letting in plenty of natural light and looking out to the rear of the property. In the dining area of the kitchen is a single panel radiator and space for a large dining table and some seating.

### Garage/utility room

An exterior up and over door leads into the spacious single garage from the square and there is also a glazed personnel door to the side of the property into a covered passage. There is a wall mounted Vaillant gas fired central heating boiler in the garage, plumbing for a washing machine beneath a work surface area and a fitted hot water cupboard with insulated hot water cylinder and immersion timer.







#### First floor

A bright landing with a glass panel allowing through natural light from the living room. There is a white balustrade, a single panel radiator, a pendant light point and a staircase to the second floor.

#### Living room

A bright and spacious room with two upvc double glazed windows facing southwards at the rear of the property. The granite fireplace has a granite Bressemer and hearth and a gas point. The room also has plenty of storage with access to a cupboard beneath the concealed second floor stairs. There are two pendant light points, a TV point, and two single panel radiators.

#### Main bedroom

A pleasant double room with a bay window overlooking the square at the front with four double glazed sashes and a deep sill. There is a cupboard with folding doors, hanging rail and shelving and a recess for a wardrobe or shelving. A doorway leads to the dressing area and ensuite shower room.

#### Dressing room

The dressing room is fitted with some folding door wardrobes with top cupboards. There is a double glazed sash window to the front and an archway to the shower room.

#### Shower room

Fitted with a fully tiled shower cubicle with a shower screen door, a wash hand basin with light above and a low level w.c. and bidet.



### Top floor landing

The staircase rises from the first floor to a bright landing and has a white painted balustrade. It has a loft access hatch, pendant light point and a single panel radiator.

### Bedroom two

This bright double bedroom has a Velux doubled glazed skylight with a view to Holcombe Hill and eaves storage within a recess beneath the window.

### Bedroom three

This room has a upvc double glazed dormer window with a rear view across the roofs to the countryside beyond the town. There are sliding door wardrobes with hanging rails, eaves storage and a single panel radiator.

### Bedroom four

This bright room has a large Velux window looking across the edge of town to the surrounding countryside and there is plenty of storage space in the eaves, a fitted single wardrobe with hanging rail and shelf to the side and a single panel radiator.







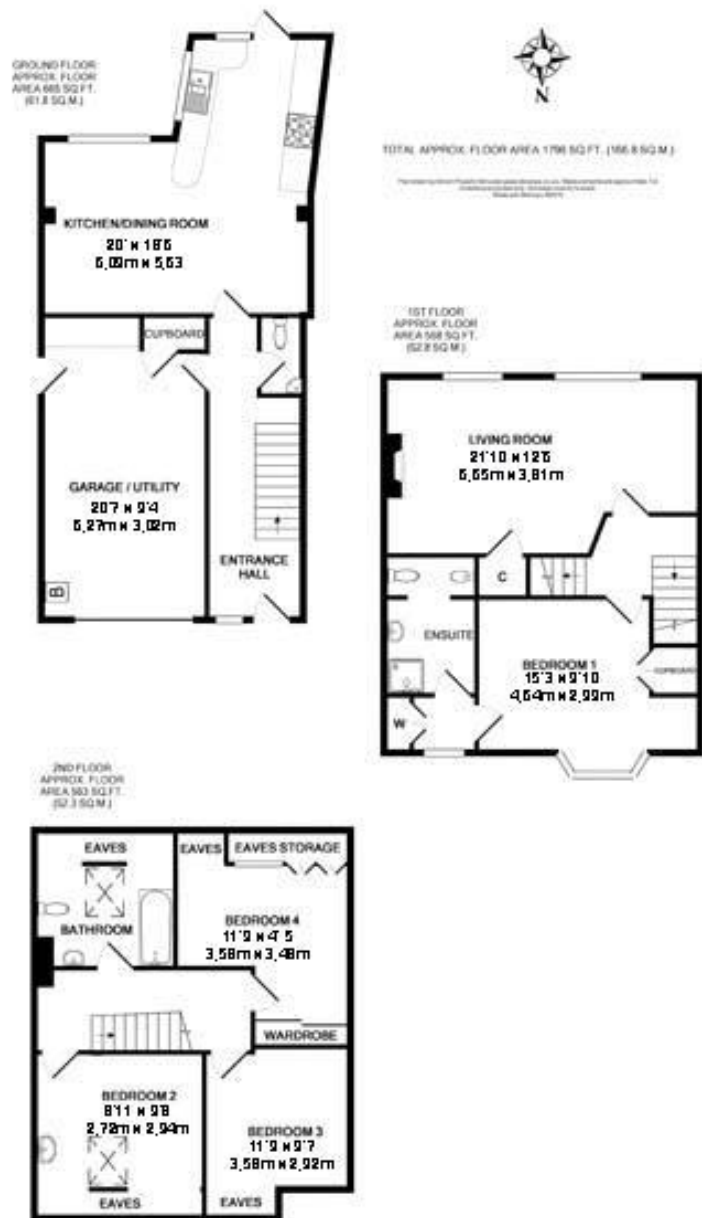
### Bathroom

The bathroom has an oak effect vinyl floor and a double glazed Velux window to the rear of the property. There is eaves storage into recesses and three walls are tiled to waist height. A low level w.c is fitted and a pedestal wash hand basin with chromed mixer taps, the bath is wood panelled and has a built in thermostatic shower above, shower curtain rail and full height shower splashbacks.

### Patio garden

A multi level walled patio garden with planters and a paved bench, space for outside seating and a gate leading to a public path which is a short cut to Cross Street.





### VIEWING BY APPOINTMENT ONLY

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