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properties



Meadowside

Pound Street, Moretonhampstead, Devon TQ13 8NX

£615,000 Freehold



The Property

Meadowside looks across fields to the beautiful Dartmoor countryside and sits on a quiet and secluded garden plot of 0.21 acres just a short level walk to the bustling town square. The property is fully double glazed, centrally heated by gas and has a flexible layout with future proof accommodation including a ground floor bathroom and bedroom/study, an entrance porch and hallway, a lovely bright living room and a kitchen/breakfast room. Upstairs there is a landing and w.c./washroom and two double bedrooms. Outside at the front is a large gravelled driveway and turning area, a paved drive to the garage, a large wooden shed, an east facing patio and a large lawned rear garden with a sunny patio for evening drinks in the summer time. Fowlers very strongly recommend viewing this charming home.

Situation

Meadowside is only a few minutes virtually level walk to the bustling town square. Moretonhampstead has a wide range of day to day and specialist shops, a Primary school and pre-school, surgeries for doctor, dentist and vet, a Parish church and chapel, a library, two pubs, a hotel and good sports facilities with a football pitch, sports centre, bowling club, tennis club, play park, cycle path and an open air swimming pool in the summertime. The town is surrounded by countryside walks and the open moor is only a ten minute drive. Exeter is only 12 miles along the B3212 and the A30 and A38 dual carriageways are equidistant at about 8 miles. What Three Words: firm.comically.downturn

Services

Mains gas, electricity, water and drainage.

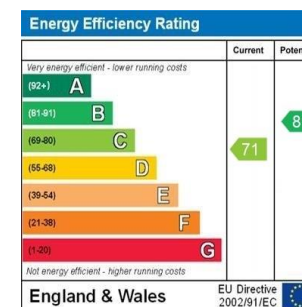
Council tax band

Band D

Directions

From the cobbled town square walk west for 30 metres and take Pound Street which is opposite the Co Op supermarket. About 250 metres along Pound Street on the left is the shared private driveway which leads off the public highway to Meadowside at the very end.

- Set on a quiet 0.21 acre plot with glorious rural views
- Level walk to the town square
- Lots of parking plus garage and shed
- Entrance porch and hall
- Spacious triple aspect sitting room with fireplace
- Ground floor bedroom/study
- Kitchen/breakfast room
- Ground floor bathroom
- Two first floor double bedrooms and wash room/w.c.
- Mains gas central heating and full double glazing throughout



Entrance porch

This porch is constructed of upvc with a sliding door and triple glazed polycarbonate roof, wooden floor, wall mounted light and an internal front door to the hallway.

Hallway

Panelled doors lead to all rooms and the staircase to the first floor has white painted balusters. There is an under stairs storage cupboard, a double panel radiator and a pendant light point.

Living room

This is a bright triple aspect room with glorious views to the surrounding Dartmoor countryside. It has four upvc double glazed windows, a stone open fireplace and hearth, TV point, two double panel radiators and two pendant light points.





Kitchen/breakfast room

The kitchen has a vinyl floor, nine LED downlighters and a range of fitted base and wall cabinets with light wood effect cupboard doors and drawers, extensive roll top stone effect work surfaces with a single drainer 1 ½ bowl stainless steel sink and mixer tap, tiled splashbacks, a fitted circulator hood and light and space for an electric cooker, a washing machine, dryer and a fridge. There is a broad upvc double glazed window with a view to the Parish church across the garden, an obscure double glazed side exterior door with a canopy porch, a single panel radiator and a concealed Vaillant mains gas fired central heating boiler.

Study/bedroom

A upvc double glazed window looks out to the front of the property and there is a coved ceiling, pendant light point, fitted wardrobe and a double panel radiator.

Bathroom

The bathroom has fully tiled walls, an obscure upvc double glazed rear window, extractor fan and a white suite comprising a panelled bath, shower stall with glazed shower screen and door, pedestal wash hand basin and a low level w.c.

First floor landing

The staircase rises to a landing which has a large storage closet and panelled doors to each bedroom. A sliding door leads into the washroom/w.c.



Washroom/w.c.

This room has two ceiling light points, a corner basin with chromed taps, low level w.c., fully tiled walls and a vinyl floor.

Bedroom 1

This room has a gable end upvc double glazed window with a great view across the Dartmoor countryside. There is a pendant light point, double panel radiator and access to eaves storage to either side of the room.

Bedroom 2

A gable end upvc double glazed window looks across the town towards Holcombe Hill and there is a pendant light point, double panel radiator and a large walk in under eaves storage area with a wall light point.

Exterior

Front garden

A gateway leads into the large gravelled parking and turning area which has an area of brick paved driveway leading to the single garage. There is a double exterior power point and exterior lighting and access to either side of the garage to the back garden. In the top corner of the front garden is a vegetable garden and there is a large timber tool shed with double doors and side windows which measures 11'9"x7'10"/3.58m x 2.38m.

Patio

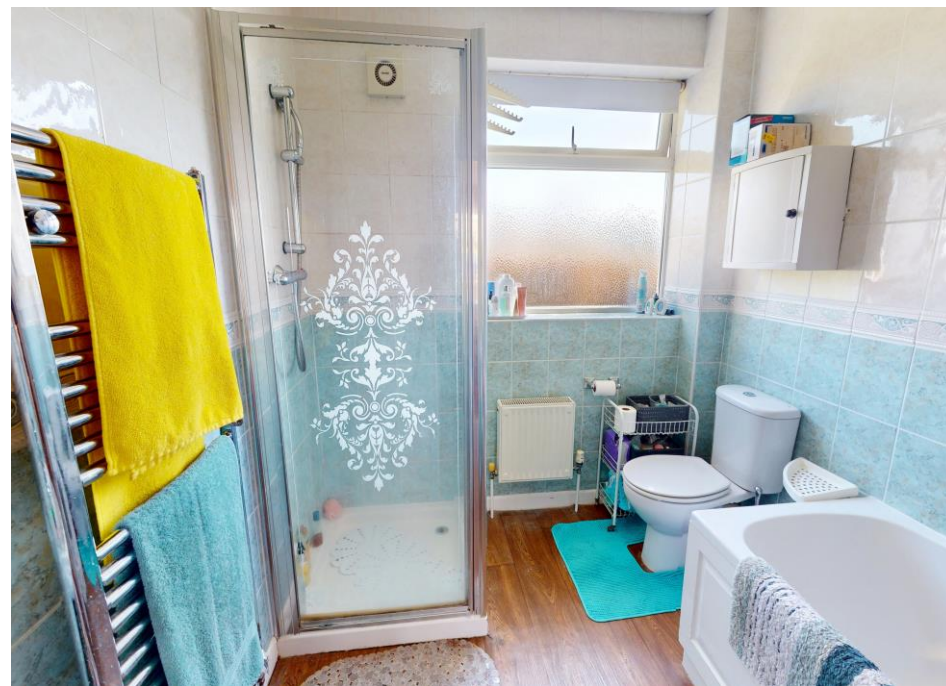
To the southern side of the house is a large paved patio sheltered by a mature beech hedge and with steps down to the rear garden.





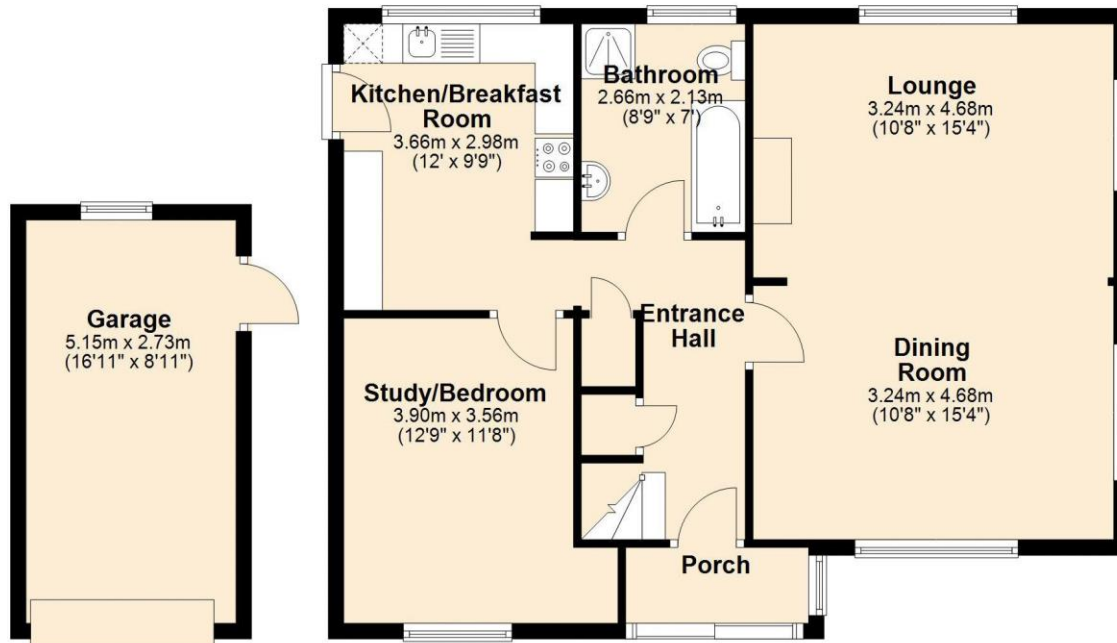
Rear garden

Bounded to three sides with mature hedgerows, this sheltered garden enjoys a sunny position and is principally laid to lawn with a large paved patio in one corner that catches the summer evening sun. In another corner there is a compost area and behind the garage is a double exterior power point, a security light and a concrete apron with access to the kitchen exterior door.



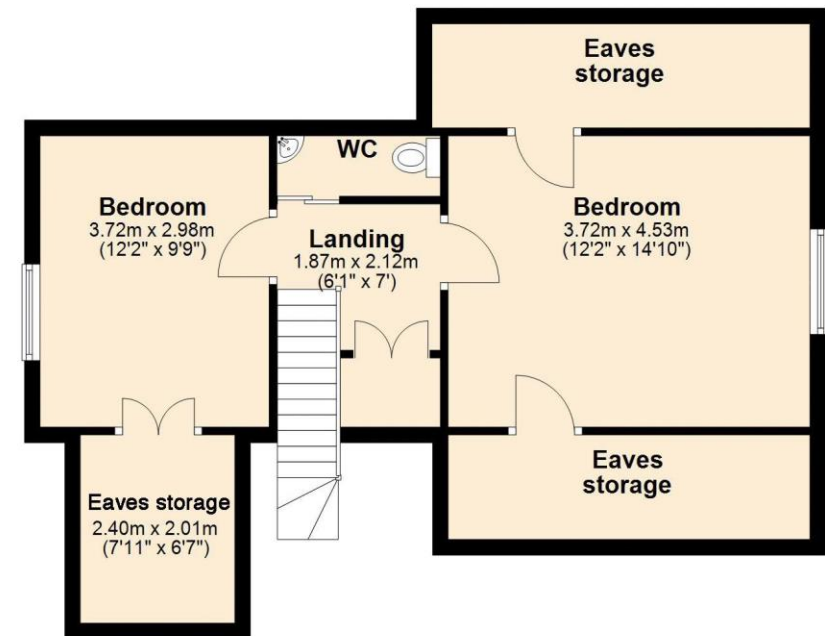
Ground Floor

Approx. 86.3 sq. metres (928.9 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 140.7 sq. metres (1514.6 sq. feet)

VIEWING BY APPOINTMENT ONLY

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