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**12 Hingston View**  
Moretonhampstead, Devon TQ13 8FW

**£419,950 Freehold**





### The Property

Hingston View is a quiet and attractive recent development in Moretonhampstead and No.12 is a two year old detached chalet style home with a 'B' rated EPC and 8 years NHBC remaining. The owners have landscaped the level gardens in the style of a Japanese garden with local stone features, a pond and pergola. The house is spacious and well designed with flexible, future-proof accommodation that includes a ground floor en-suite double bedroom that could be an ideal office to work from home. The rest of the ground floor accommodation comprises an entrance hall, a w.c./cloakroom, a spacious sitting room with double doors to the kitchen/dining room, both of which have exterior double doors to the garden. Upstairs is a good size landing, a family bathroom with a shower above the bath, two generous double bedrooms and a large box room. The house is fully double glazed and gas centrally heated to radiators. To one side of the house is a large single garage with a laundry area and a good size single parking space on the driveway, whilst to the other side of the house is an area of garden with a raised planter. The house is well presented and Fowlers strongly recommend viewing this lovely home.

### Situation

Hingston View is less than a ten minute walk to the town square where there is a wide variety of day to day and specialist shops, two pubs, a hotel, restaurant and cafes. This vibrant Dartmoor town has a Primary school and pre school, a library, a Parish church and chapel and surgeries for doctor, dentist and vet. It is surrounded by countryside and moorland walks and has the added benefit of a rural cycle path which leads to Lustleigh and Bovey Tracey. The sports facilities are good with a sports centre, gym, bowling club, tennis club, skate park, two children's play parks and an open air swimming pool in the summertime. The A38 and A30 are equidistant at about 8 miles and the County town of Exeter is just 12 miles along the B3212 Teign Valley road.

### Services

Mains gas, water, electricity and drainage.

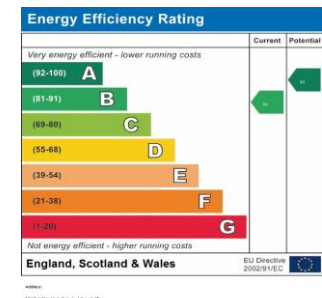
### Council tax band

Band D

### Directions

From the centre of Moretonhampstead take the A382 road toward Bovey Tracey and drop down the gentle hill that is Station Road. You will see the entrance to the new Hingston View development on the right, almost opposite the Fire Station. Turn right into the development and turn right at the T junction. No.12 is on the right about 75 metres along the road.

- A two year old detached home of approximately 1200sq ft/56.57sq m
- Driveway parking space and large single garage
- Highly insulated with B rated EPC and gas fired central heating
- Freshly landscaped Japanese style gardens
- Entrance hall and w.c./cloakroom
- Large sitting room with double doors to garden
- Fitted kitchen and dining room with double doors to garden
- Ground floor double bedroom/study with ensuite shower room
- Two large first floor double bedrooms and family shower/bathroom
- Large first floor box room



### Entrance

A paved pathway leads to the multi locking double glazed front door which has a double glazed door and side panel, an movement sensitive exterior light and a canopy porch.

### Entrance hallway

The entrance hallway is 'L' shaped, floored with high quality Karndean light oak flooring and leads to all rooms on the ground floor. It has a deep storage cupboard with space for coats and cleaning appliances which also conceals the consumer unit and the media access box. Doors to all rooms are of a contemporary design and finished in oak veneer with brushed stainless steel door furniture.

### W.C.

A smart space with a white low level w.c and a wall mounted wash hand basin, an oak effect laminate floor, single panel radiator and an obscure glazed upvc double glazed window.

### Sitting room

This is a generous sitting room with a pair of upvc double glazed double doors and matching side panel looking out to the landscaped garden. There is a pendant light point, a media panel, plenty of power points, two double panel radiators, a deep understairs cupboard and a light oak Karndean floor. Clear glazed oak double doors lead to the kitchen/dining room.







### Kitchen/dining room

This is a spacious room with a upvc double glazed side window at the kitchen end and a pair of matching double glazed double doors to the garden from the dining end. The floor is laid with light oak Karndean and there are two double panel radiators, a pendant light point at the dining end and above the kitchen are six LED downlighters. The kitchen is fitted with a range of fitted Symphony base and wall cabinets with plenty of cupboards and drawers, white and grey wood grain effect work surfaces and a fitted 1 ½ bowl stainless steel sink and chromed mixer tap, a four ring glass induction hob with a stainless steel and glass extractor hood and light above, an eye level double oven and grill, fridge/freezer and space for a dishwasher. A breakfast bar is at the dining end of the kitchen units. A door leads back to the hall.

### Bedroom 1/study

This ground floor bedroom adapts perfectly as a home office if need be. It has a light oak Karndean floor, plenty of power points and USB chargers, a upvc double glazed window, double panel radiator and an oak veneer door to the ensuite shower room.

### Ensuite shower

A very smart shower room with a large fully tiled shower with a glazed screen and sliding door and chromed thermostatic controls with a rain shower head. A tiled wall behind the wall mounted wash hand basin also conceals the cistern for the low level w.c. and there is a tiled vanity shelf beneath the upvc double glazed obscure window. A shaver point is fitted, two LED downlighters, an extractor fan and a wall mounted plumbed heated towel rail. The floor is tiled with a high quality grey vinyl.



### First floor landing

The staircase has white painted balusters and oak handrails and post caps and leads to a good size landing with oak veneer doors to all rooms. There is a pendant light point, a double panel radiator and a hatch to the insulated roof void.

### Bathroom

A bright bathroom with a large obscure double glazed velux window above a deep tiled sill, two and a half fully tiled walls, a wall mounted plumbed heated towel rail, two LED downlighters and a shaver point and extractor fan. The suite comprises a white panelled bath with wall mounted thermostatic mixer and shower control panel, shower wand and ceiling mounted rain shower head, a glazed shower screen and a hinged glazed splashguard panel. The wash hand basin is wall mounted with a chromed mixer tap and the low level w.c. has a concealed cistern. The floor is laid with a high quality vinyl tile in grey.

### Bedroom 2

A bright front facing room with an additional upvc double glazed side window and a front facing dormer window. It has a pendant light point, plenty of power points and a double panel radiator. There is plenty of space for built in wardrobes if desired.







### Bedroom 3

A rear facing double room overlooking the garden with a upvc double glazed side window and a rear facing dormer window. There is a pendant light point, a double panel radiator, plenty of power points and space for fitted wardrobes if so desired.

### Store room

A most useful space which houses the Worcester gas combi boiler. It has masses of space for storage alleviating the need for loft storage and it has a high quality grey tiled vinyl floor and a pendant light point.

### Exterior

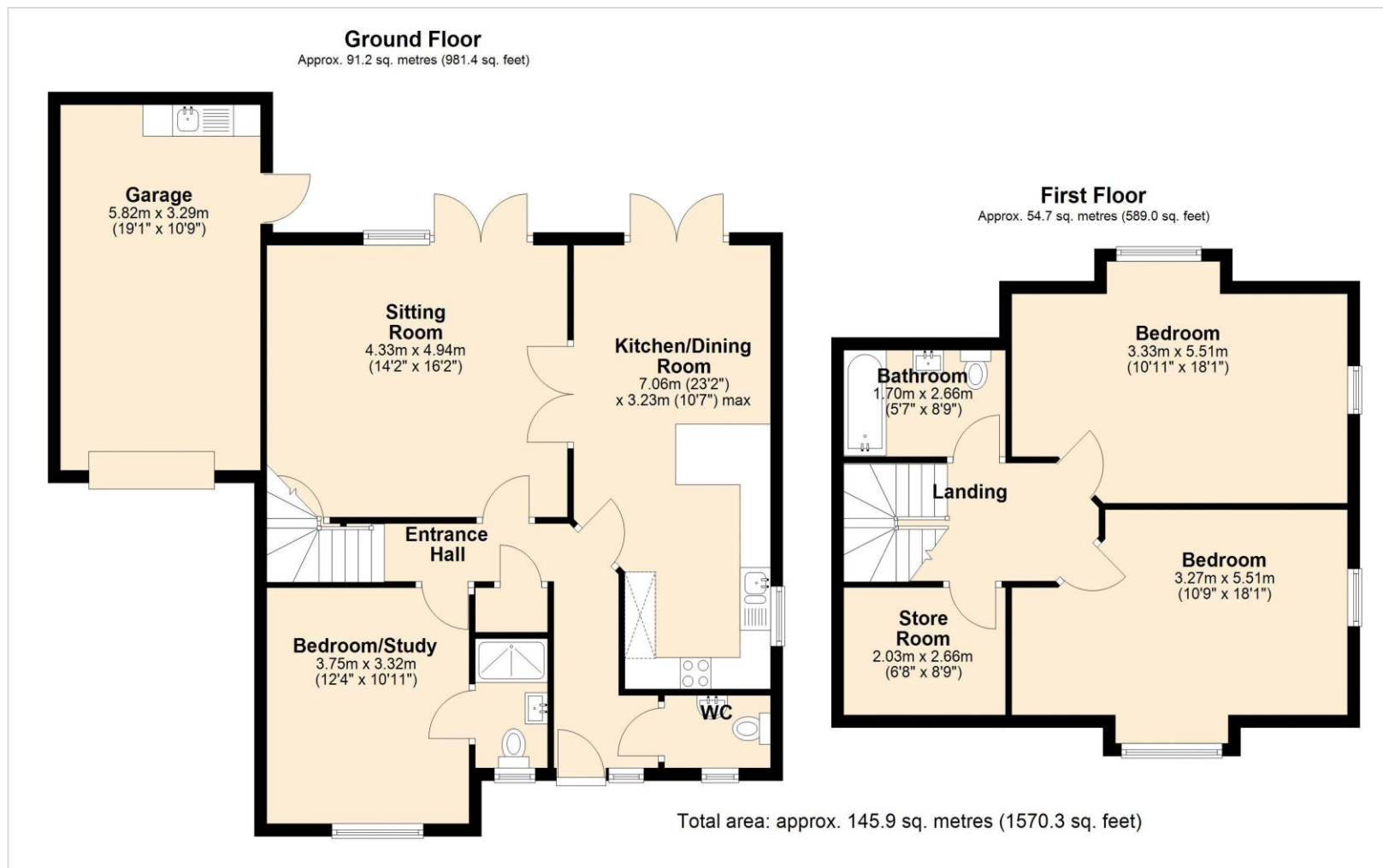
#### Garage

Measuring 7'1"/2.15m across the doorway and with a metal electric up and over door leading into a white painted space with a painted concrete floor, power and light, potential for eaves storage and a fitted laundry area with a base cabinet, woodgrain effect worktop, single drainer stainless steel sink and space and plumbing for an automatic washer/dryer. A upvc double glazed personnel door leads to the rear garden patio.

#### The gardens

A broad garden which has been expertly landscaped in a Japanese style but with Dartmoor granite features. It comprises a large slate slabbed patio with shaped edges and steel and granite bounded borders which have been stocked with grasses, ferns and acers amongst other plants. Set amidst the slate chipping paths is a pond with water feature, a firepit and a sun trap slate paved sitting area beneath a pergola. The garden is bounded by a dark stained close boarded fence. A gate leads to the side access where there is an extension of the Japanese style garden with a raised timber bounded planter and slate chippings which extend across the front of the house to the driveway. The driveway measures 26' x 10'/7.92m x 3.04 and it is laid to tarmac.





#### VIEWING BY APPOINTMENT ONLY

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