

A photograph of a two-story stone building with a yellow door. The building is constructed from rough-hewn stone blocks. There are several windows: a large one on the top left, a smaller one on the top right, and two smaller ones on the ground floor. A bright yellow door is set into the ground floor wall. To the right of the door is a stone wall that curves around a corner. The ground in front of the building is covered with gravel and some wooden planks. The sky is overcast.

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properties

5 Eagle Place
Moretonhampstead, Devon TQ13 8ND

£200,000 Freehold



The Property

5 Eagle Place is a brand new affordable home with a 10 year Buildzone warranty. It is semi detached and granite clad giving it a lovely traditional Dartmoor cottage appeal, yet it has high tech high efficiency systems which enable it to boast an A rated EPC that include ground floor underfloor heating, radiators upstairs and a Vent Axia air circulation and heat recovery system. The accommodation comprises an entrance hall, kitchen and living room and w.c. on the ground floor whilst upstairs there is a bright landing, two double bedrooms and a very smart shower room. Outside there is a single parking space and to the rear there is a little courtyard with space for a bistro set. Fowlers vey strongly recommend viewing this home.

Situation

Whilst being centrally located, 5 Eagle Place is also off-road in a quiet spot. It is just a couple of minutes walk to the bustling town centre where there is a wide variety of day to day and specialist shops, pubs, library, cafes and restaurant. Moretonhampstead has excellent access to countryside and moorland walks and is at the end of the Wray valley cycle path. The town has a primary school and pre-school, surgeries for doctor, dentist and vet, a play park and recreational field and good sports facilities with a football pitch, sports centre, bowling club and tennis club and an open air swimming pool in the summertime. The A30 and A38 are equidistant at about 8 miles and Exeter is only about 12 miles along the B3212 Teign Valley road.

Services Mains gas, water, electricity and drainage.

Council tax band TBA

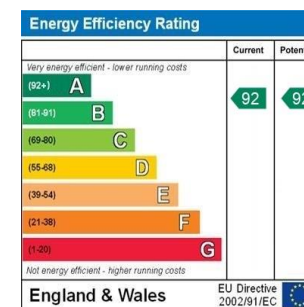
Section 106 Compliance

This property is restricted by a section 106 legal agreement which requires it is occupied by a local person (with a connection to Moretonhampstead parish or an adjacent rural parish) who is in affordable housing need. There is no restriction on an investor/landlord buying the property, but it must then be let to an eligible household. The purchase price is discounted by at least 20% from the current market valuation. These restrictions remain in place for any future sale or tenancy. Prospective purchasers will need to undergo an eligibility check by Dartmoor National Park Authority to demonstrate their eligibility. Fowlers can provide the application forms and the section 106 legal agreement is viewable upon request.

Directions

From the cobbled town square face east and walk to the junction by the Gateway Restaurant. Cross to the Bowring Library at the corner and then enter Lime Street by the bust of Bowring himself. Just into Lime street on the left is the driveway that leads to Eagle Place. Walk right to the bottom and no.5 is the granite clad home with a sunny yellow front door.

- A very smart granite clad semi detached cottage
- Very high efficiency home with an A rated EPC
- Dartmoor National Park Section 106 compliance required
- One parking space and small courtyard at the rear
- Entrance hall and W.C.
- Smart kitchen and adjoining living room
- Two bedrooms
- Shower room
- Underfloor heating downstairs, air circulation and heat recovery system built-in
- A superb opportunity to get on the housing ladder



Entrance

Adjacent to the multi locking front door there is an exterior light and a tap.

Hallway

The hallway has a ceramic tiled wood effect floor with underfloor heating and a mat well, a built in cupboard with accewall mounted zone thermostat, stairs to the first floor and doors to the kitchen and w.c.

W.C.

Fitted with white sanitary ware comprising a low level w.c. and a porcelain basin set above a service cupboard where the water stop cock is sited. The central heating boiler is a Glow Worm, and it is concealed in a wall cupboard. There is an oak trimmed shelf, an obscure upvc double glazed window, ceiling recessed air circulation vent and a pendant light point.

Kitchen

The kitchen has a wood effect ceramic tiled floor with underfloor heating and is fitted with a range of base units with Fjord blue cupboard doors and stone effect and contrasting hardwood work surfaces and breakfast bar with tiled splashbacks. A single drainer stainless steel sink and mixer tap is fitted and a splashback and cooker hood sits above the space for an electric cooker. Space and plumbing is also provided for an automatic washing machine, dishwasher and fridge/freezer and there are plenty of power points. There is a ceiling recessed air circulation vent and an understairs cupboard where the Vent Axia air circulation and heat recovery unit is located. The kitchen opens out to the living room

Living room

This room has a pair of upvc double glazed double doors to the exterior yard, four LED downlighters, ten power points, a wood effect ceramic tiled floor with underfloor heating and a zoned, wall mounted thermostat and ceiling recessed air circulation vent.

First floor landing

This is a bright landing with natural light provided by a roof mounted velux double glazed skylight. It has a white balustrade and a pendant light point.

Shower room

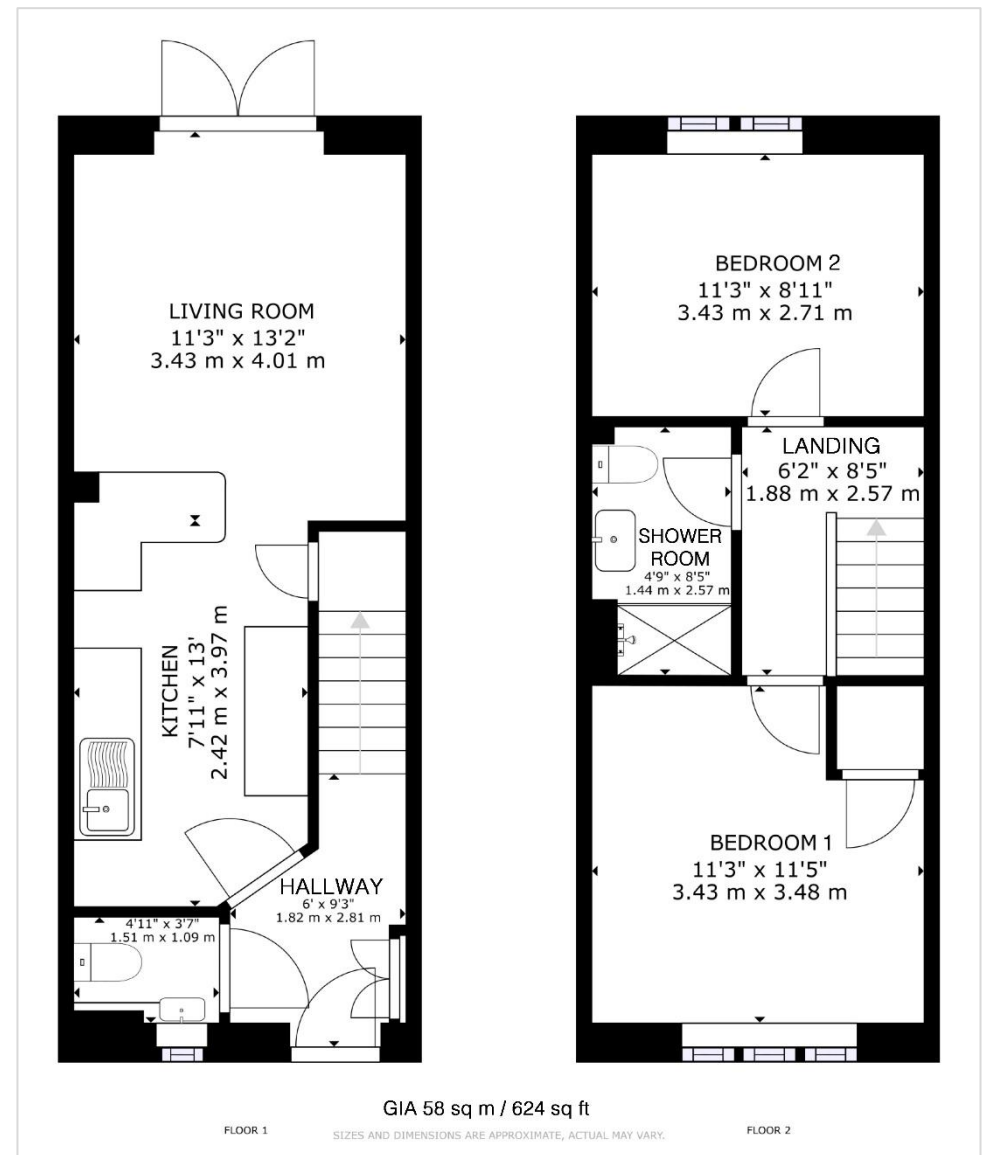
A smart shower room with a fully tiled shower recess and a glazed shower screen and sliding door, a built in thermostatic shower with chromed taps and 'rain shower' head, low level w.c. and a porcelain basin with tiled splashbacks set on a vanity unit. A mirror with a shaving point and built in lighting is mounted above the sink and there is a chromed wall mounted electric towel rail. Two LED ceiling downlighters are fitted and a ceiling recessed air circulation vent.

Bedroom 1

To the front of the house with a upvc double glazed window and a view to Mardon Down. It has a built in closet above the stairwell, a cast iron radiator and a pendant light point.

Bedroom 2

A rear facing double room with a upvc double glazed window, a cast iron radiator, a pendant light point and a ceiling recessed air circulation vent.



Exterior front

To the front is a walled parking compound with two spaces, one of which is for no.5.

Exterior rear

At the back is a small yard which is enclosed with a close boarded fence for privacy. It has an exterior light, double exterior power point and is gravelled and large enough for a bistro set. It measures 12'3" x 6'/3.73m x 1.82m.



VIEWING BY APPOINTMENT ONLY

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