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properties



The Annexe

11 Ford Street, Moretonhampstead, Devon TQ13 8LN

£185,000 Leasehold



The Property

The Annexe is a leasehold first floor apartment with generous accommodation including a big living room, a fitted kitchen with some major appliances, a shower room, main bedroom with en-suite bathroom and a second double bedroom. All windows are double glazed upvc units and there is gas fired central heating. The property is in good decorative condition and Fowlers strongly recommend viewing to properly appreciate this secluded town centre home.

Situation

A pair of green double gates lead from Ford Street beneath an archway to a shared courtyard where the Annexe apartment is located. Just a one minute level walk from the property is the bustling, cobbled square and town centre where there is a wide variety of day to day and specialist shops, and cafes. There are two pubs and a smart hotel with a bar and function room, a library, Parish church, chapel and two village halls that are a short level walk away. Moretonhampstead has surgeries for doctor, dentist and vet and good sports facilities with a sports centre, football pitch, tennis club and bowls club, a play park, cycle path to Bovey Tracey and 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 B

Directions

From the cobbled town square cross the road towards the pharmacy and turn right. At the junction by the Gateway restaurant turn left and opposite the Union Inn you will see a pair of green gates. Walk through the gates and in front of you, to the right a little is the front door for The Annexe apartment.

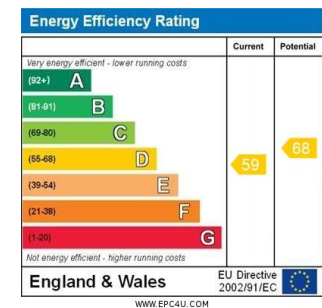
Entrance

The annexe entrance is set in a sheltered corner of the shared courtyard and it has a double glazed panelled door. It leads into a ground floor lobby with a single panel radiator and stairs with handrails that lead up to the living room. The compliant electrical consumer unit is wall mounted.

Inner lobby

From the living room a short passage leads to the shower room and bedrooms and has a built in linen cupboard, a loft hatch and ladder and a single panel radiator.

- **Spacious leasehold first floor apartment**
- **Set on a quiet courtyard**
- **Big bright living room**
- **Fitted kitchen with some major appliances**
- **Shower room**
- **Main bedroom with fitted wardrobes**
- **Ensuite bathroom**
- **Mains gas central heating**
- **Full double glazing**
- **Just a short level walk to the town square**



Living room

The bright and spacious living room is double aspect with two upvc double glazed windows, three double panel radiators, a fireplace with fitted hearth and decommissioned gas convector fire, a balustrade around the stairwell, five wall light points, a pendant light point and an obscure glazed door which leads to the kitchen and a second door to the internal lobby that leads to the bedrooms. There are 14 power points.

Kitchen/dining room

The kitchen has three fully tiled walls and a range of fitted base and wall cabinets with stone effect roll top work surfaces, an inset 1 ½ bowl stainless steel sink, a four burner gas hob with circulator hood above, a built in Bosch electric fan oven and grill and a fitted fridge. There are plenty of drawers and cupboards and fitted carousel shelf units in two of the corner cabinets, five double power points and a wood effect laminate floor.

Bedroom 2

A double room with a large upvc double glazed window, space for a double wardrobe, a single panel radiator, a pendant light point and built in boiler cupboard with an Ideal mains gas fired central heating boiler.

Shower room

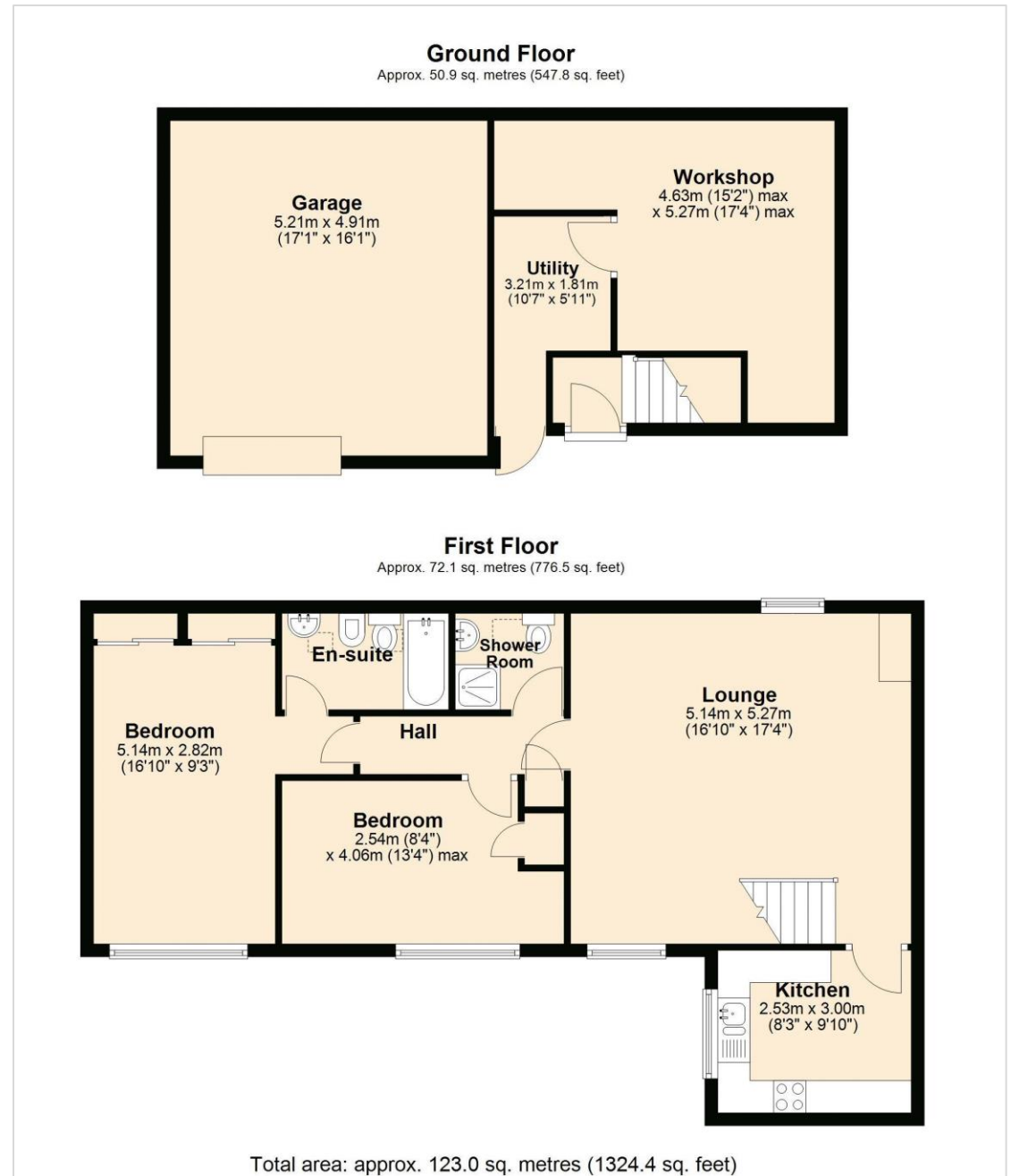
A velux double glazed skylight allows in plenty of natural light. The walls are fully tiled and the shower is clad with waterproof panelling. It is fitted with a Mira electric shower unit and a glass screen and folding door. There is an extractor fan, a pedestal wash hand basin, a low level w.c., a single panel radiator and a shaver/light above the mirror.

Main bedroom suite

A large bedroom with a broad upvc double glazed window, four wall light points, fitted wardrobes with hanging space and shelving and sliding mirror doors, eight power points, a double panel radiator and a door to the ensuite bathroom.

Ensuite bathroom

Two velux double glazed skylights provide plenty of natural light to this bathroom. It has an older coloured suite comprising a steel bath, low level w.c., pedestal wash hand basin and bidet. There is a mirror and shaver/light above the basin, a ceiling light fixture and a single panel radiator.





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