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properties



Candles

11 Ford Street, Moretonhampstead, Devon TQ13 8LN

£169,000 Freehold



The Property

Candles is centrally located with ease of access to the town centre amenities and spacious ground floor accommodation. It has large windows in the dining area and sitting room, a smart, well fitted kitchen, a main bedroom with fitted wardrobes, a second bedroom with ensuite washroom, a large bathroom with both shower and bath and a utility room/laundry. The property is centrally heated by a gas boiler to radiators and is fully double glazed to both windows and doors. It is presented in good decorative condition and Fowlers strongly recommend viewing.

Situation

Candles is a level walk to the town square where there is a variety of day to day and specialist shops. Moretonhampstead has a Primary school and pre-school, a Parish church and chapel, a library and surgeries for doctor, dentist and vet. There are two good pubs and an excellent hotel and bar in the town as well as two cafes. The town is surrounded by countryside walks and there is a cycle path to Lustleigh and Bovey Tracey and excellent sports facilities with a sports centre and football pitch, a tennis club and an open air swimming pool in the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles and the county town of Exeter is just 12 miles along the B3212.

Services

Mains gas, water, electricity and drainage.

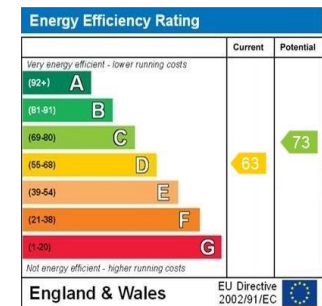
Council tax band

Band B

Directions

From Fowlers display window in the centre of the town, turn and face the Coop supermarket and turn right. Cross the road to the pharmacy and turn right along the pavement. At the corner turn left and Candles is just 20 metres along the road opposite the Union pub.

- Spacious ground floor residence
- Level walk to most amenities
- Fully double glazed to doors and windows
- Smart, well fitted kitchen/dining room
- Sitting room with fireplace
- Main bedroom with fitted wardrobes
- Second bedroom with ensuite w.c./washroom
- Large bathroom with shower and bath
- Utility room/laundry
- Mains gas fired central heating



Entrance lobby

A upvc double glazed wood effect multi-locking front door leads into the entrance lobby which has wall mounted coat hooks, a multi fuel gas fired central heating boiler and a upvc lockable internal inner door to the kitchen/dining room.

Kitchen/dining room

This room has an oak effect laminate floor and a large upvc double glazed front window. In the dining area there are fitted shelves with shelving plus some wall mounted shelving. There is a fitted spotlight track above the dining area, a double panel radiator and a multi paned door to the sitting room. The kitchen is fitted with a range of base and wall cupboards with extensive oak effect worktops and a peninsular unit with a sink and a cupboard with concealed drawers. There are plenty of drawers and cupboards with pull out shelving, tiled splashbacks and a stainless steel sink. Integral appliances include a fridge freezer, microwave, a four burner gas hob, an extractor hood and a grill. A multi paned door leads into the sitting room.



Sitting room

This room has a large upvc double glazed window and an oak effect laminate floor. There is a stone fireplace and hearth fitted with a hardwood surround and mantle shelf and in one corner of the room is a double cupboard which conceals a computer work station. There are two double panel radiators, BT and TV points, twelve power points and a multi paned door to the inner lobby.

Inner lobby

This lobby links bathroom and bedrooms to the living accommodation. It has a pendant light point and downlighters which are mounted on the ceiling. There is a double panel radiator, part glazed doors to the bathroom and main bedroom, and a panelled door leads to bedroom 2.

Main bedroom

A double room fitted with sliding mirror doors that conceal a wardrobe with hanging rails and shelving, a separate built in closet with a hanging rail, a TV bracket, two wall mounted spotlight fitments, an oak effect laminate floor, a upvc double glazed rear window with fitted blinds.



Bathroom

The bathroom has fully tiled walls, a glazed screen and large tray for the walk-in shower which has a built in thermostatic shower and a built in seat. There is a panelled bath with a bathing mobility device fitted, a low level w.c. with a concealed cistern and a pedestal wash hand basin with a mirror and cupboards and with an adjacent shaver point. The chromed wall mounted towel rail is dual fuel and there is a ceiling light fixture.

Bedroom 2

This bedroom has a upvc window, a fitted vinyl floor, four power points, a ceiling mounted spotlight fixture, double panel radiator and a multi paned door to the utility/laundry and to the ensuite w.c./washroom.

Ensuite w.c./washroom

This is fitted with a white low level w.c., a wash hand basin with tiled splashbacks, a upvc double glazed obscure window, a vinyl floor and a white radiator.



Utility/laundry

This room is fitted with a base cabinet and oak effect work surface incorporating a single drainer stainless steel sink and taps and plumbing and space for an automatic washing machine. There is fitted shelving and a vinyl floor, four power points, a fitted spotlight fixture and steps up to the upvc double glazed rear entrance door. A small cupboard conceals the water meter.

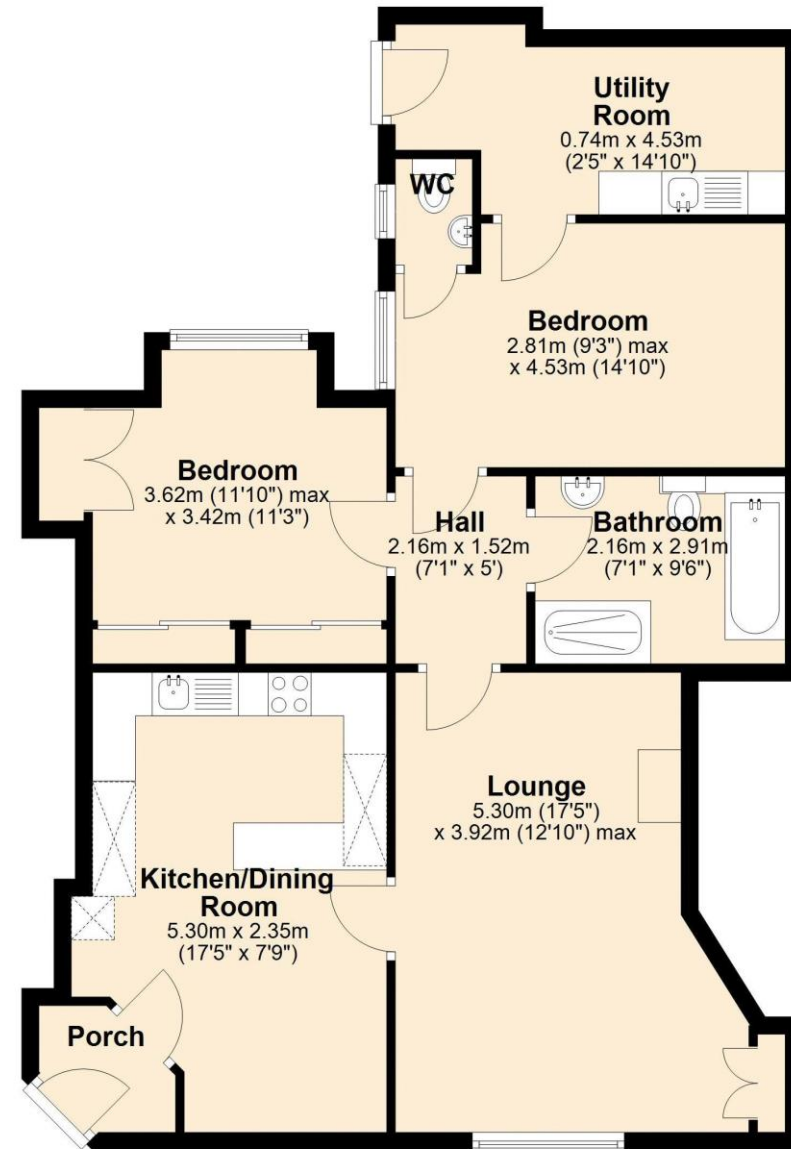


VIEWING BY APPOINTMENT ONLY

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Ground Floor

Approx. 84.9 sq. metres (913.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.5 sq. feet)