



**Connells**

Pound Street  
Moretonhampstead Newton Abbot



# Pound Street Moretonhampstead Newton Abbot TQ13 8NX

for sale guide price  
**£260,000**



## Property Description

Welcome to this stunning three-bedroom mid-terrace cottage located in the highly desirable town of Moretonhampstead, on the eastern fringe of Dartmoor National Park. The property has been thoughtfully updated, offering a perfect blend of traditional charm and contemporary style.

Entering through a double-glazed front door into the entrance porch, you step into the spacious living room, featuring a cozy multi-fuel wood burner set on a slate hearth with timber lintel and oak flooring that flows into the adjoining kitchen. The kitchen, is designed in a charming country style, complete with a Belfast sink, a gas cooker set within a stone fireplace, and ample natural light. A door leads to a practical utility room, fitted with additional storage and space for white goods.

The first floor hosts two well-proportioned bedrooms. The main bedroom, is spacious and bright, with fitted double wardrobes, while the second bedroom, overlooks the garden. A modern bathroom completes this level.

Upstairs, the second floor opens to a charming attic bedroom, with exposed beams and Velux window.

The outside space is a delightful, low-maintenance garden with gravelled seating areas, bordered by raised beds and mature plants. A timber shed at the rear offers extra storage, and there is space for bin storage.

Located in the picturesque town of Moretonhampstead, the property benefits from excellent local amenities including shops, cafes, and transport links.

## Front Of The Property

Part glazed uPVC front door into the property.

## Entrance Porch

Consumer and glazed oak door into the lounge.

## Lounge

10' max x 12' 2" max ( 3.05m max x 3.71m max )

Double glazed window to the front of the property, feature cast iron gas fire on slate hearth with timber lintel, alcove either side with fitted timber shelving, solid oak flooring and a wall mounted vertical radiator.

## Kitchen

10' 2" max x 11' 1" max ( 3.10m max x 3.38m max )

Double glazed window to the rear of the property, country-style kitchen with base units and wooden worktops, Belfast sink, freestanding gas oven set within a stone fireplace, island/breakfast bar, fitted shelving unit, understairs storage cupboard, stairs to the first floor, door to the utility room and a wall mounted vertical radiator.

## Utility Room

8' 3" max x 6' 6" max ( 2.51m max x 1.98m max )

Double glazed window to the rear of the property, base units with laminate worktops, one bowl composite sink/drain, plumbing for washing machine, space for fridge/freezer, gas central heating boiler, wall mounted radiator and door to the rear garden.

## First Floor

### Bedroom Two

10' 5" max x 8' 11" max ( 3.17m max x 2.72m max )

Double glazed window to the front of the property, built-in wardrobes and a wall-mounted radiator.

### Bedroom Three

12' 4" max x 6' 6" max ( 3.76m max x 1.98m max )

Double glazed window to the rear of the property, under-stairs storage area and a wall-mounted radiator.

### Bathroom

Obscure double glazed window to the rear of the property, bath with shower over and glass screen, WC, wash hand basin and a wall-mounted heated towel rail.

## Second Floor

### Bedroom One

13' 9" max x 15' 3" max ( 4.19m max x 4.65m max )

Double glazed Velux window to the rear of the property, exposed beams, eaves storage, and two wall-mounted radiators.

## Rear Of The Property

The enclosed, west-facing, rear garden sits to the rear of the house with sleeper edging with steps to the garden which is laid with gravel chippings offering a lovely space to sit and enjoy. A timber-clad shed is to the rear providing additional storage and an outside tap.

### Agents Note

Please note that the neighbours have a right of access across the rear of the property.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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