



The Old Laundry

MORETONHAMPSTEAD

THE OLD LAUNDRY
10 KINSMANS DALE
MORETONHAMPSTEAD

A fabulous end of terrace three bedroom house on the edge of the sought after Dartmoor town of Moretonhampstead. With parking to the rear as well as terraced gardens and patio area adjacent to the house together with a front garden laid to lawn – this property really does tick all the boxes !

Lounge | Three Reception Rooms
Kitchen | Cloakroom and Utility | Family Bathroom |
Parking | Gardens | Sought after position



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Welcome



A wooden gate framed with a timber arbour leads you to the front path of this lovely home which is the very last house in the row of Higher Kinsman Dale.

A period style door with stained glass insert leads into the ENTRANCE PORCH with its part panelled walls and original ceramic tiled flooring. A timber part glazed inner door leads into the HALLWAY, where carpeted stairs rise to one side and the beautiful part panelled walling continues. There is also a useful under stairs storage cupboard.





As you lead from the hallway you move in to the heart of the house and to the front RECEPTION ROOM. A beautiful feature of this room is the brick and timber fireplace as well as double glazed windows which allow you to look out across the front garden. The part timber panelled walls continue here as well as high cornice ceilings with cornicing. A square arch leads into the LOUNGE with a another feature brick fireplace with timber lintel and brick hearth set with a wood burning stove.





An archway opens to the DINING ROOM with original block flooring, as well as double glazed window to the rear and door to outside with cat flap. Steps up lead to the rear of the house with its large KITCHEN with windows allowing light to flood in from the rear garden. Fitted with a good range of cupboards and drawers, space for a gas fired range cooker, stainless steel splash back and Rangemaster extractor over. A slate effect rolled edge work surface, part timber work surface with grooved drainer and under slung butler sink with swan neck mixer tap offers plenty of work space. There is space for dishwasher and upright fridge/freezer. Off the kitchen there is a downstairs CLOAKROOM and separate UTILITY ROOM with space and plumbing for a washing machine and tumble dryer, good area of work surface, modesty glazed window and Worcester gas fired boiler.

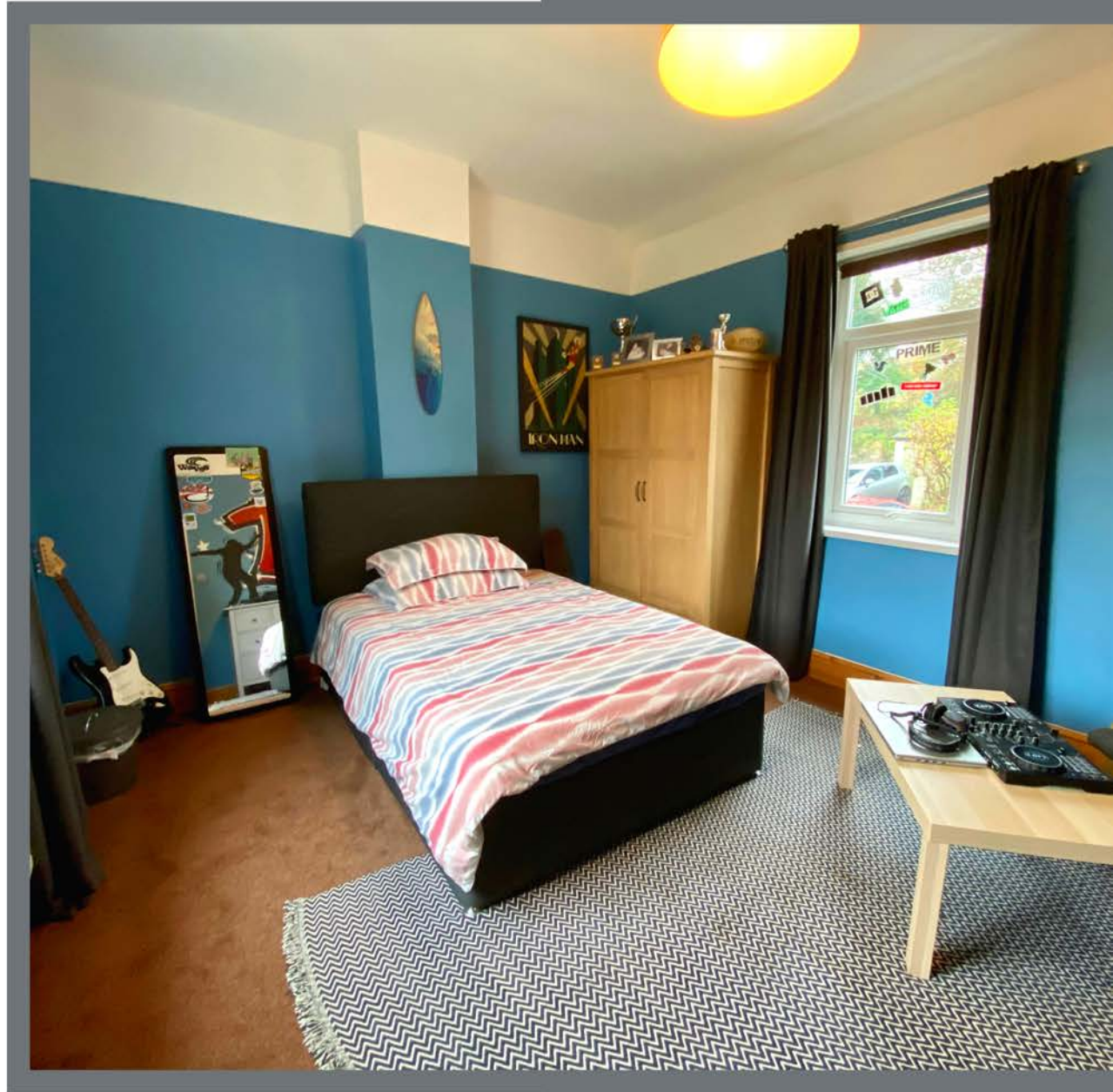




To the FIRST FLOOR, the MAIN BEDROOM sits to the front of the house with large multi paned double glazed window to the front elevation and cast iron feature fireplace. Two double built-in wardrobes sit to the other side of the room with shelving.

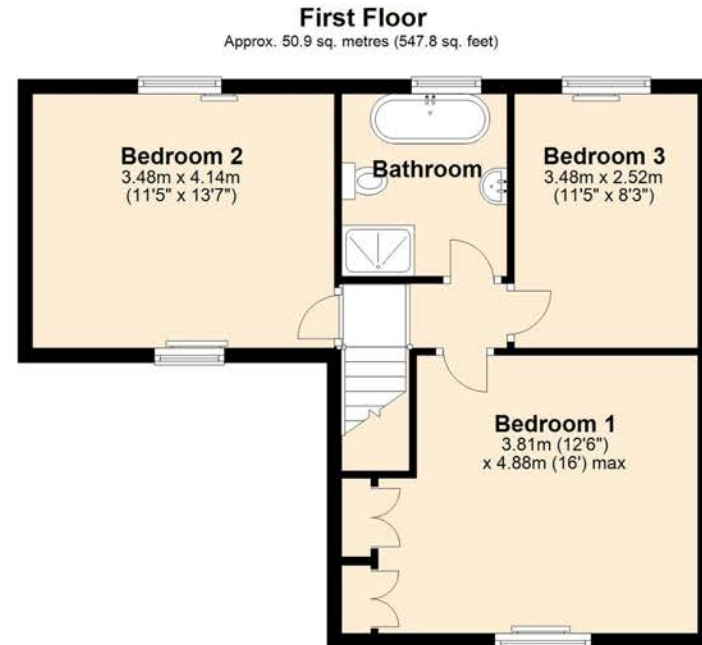
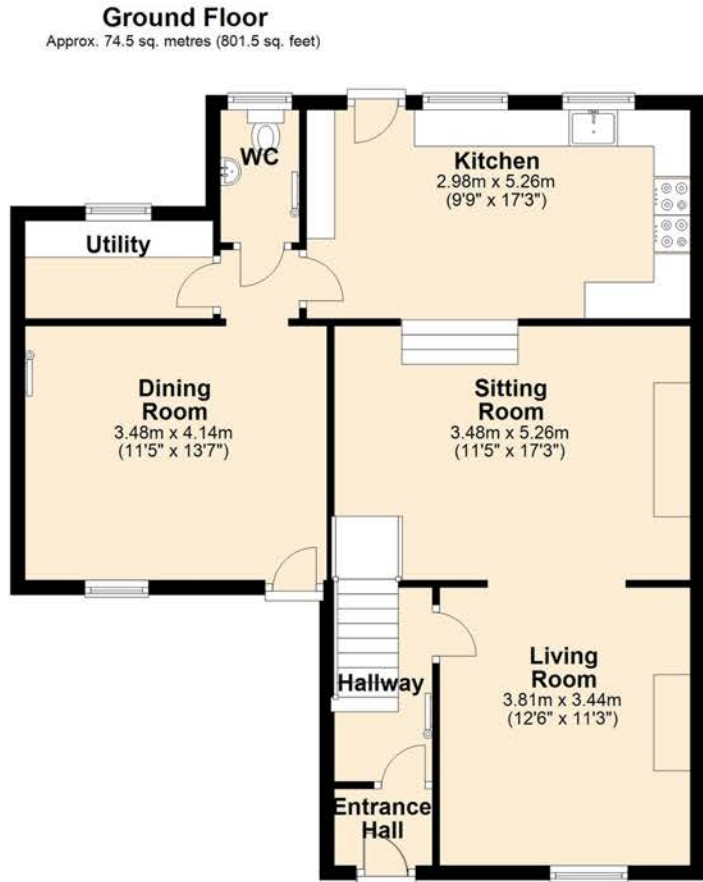
BEDROOM TWO has double glazed windows to the front and rear aspects, again with high ceilings. BEDROOM THREE has a double glazed window overlooking the rear elevation, cast iron fireplace to one side and space either side of the fireplace for storage.

The FAMILY BATHROOM is fitted with a four piece suite with double ended roll top bath with shower mixer taps, pedestal wash hand basin, WC with dual flush and large walk-in shower cubicle to one side, part tiled walls, double glazed window with modesty glazing to the rear, chrome effect ladder radiator.





Floor Plans



Total area: approx. 125.3 sq. metres (1349.2 sq. feet)

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Immediately to the rear of the property is a level private patio area, steps curve to one side which lead to the raised parking area which offers parking for at least two cars together with a timber shed and further steps rising to the top tier of the garden. A timber five bar gate gives access to the parking. The front garden is mainly laid to lawn with planted borders and shrubs and is well fenced with timber fencing to two sides and stone wall boundary to the other.

Services

All mains services are connected.

Tenure

Freehold

EPC Rating - D

Council Tax Band - D

PLEASE NOTE:

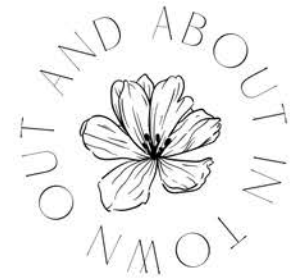
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



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MORETONHAMPSTEAD



Moretonhampstead is a popular Dartmoor town sitting on the east fringe of the moors, Park, in an area of outstanding natural beauty, just a short distance from both the Teign Valley and the rugged grandeur of Dartmoor. Within the town there is a good range of shops, churches, primary school, library, bank, swimming pool, sports facilities, inns and hotels giving an excellent mixture of activities. The cathedral City of Exeter is approximately 13 miles away with good links to the motorway and the airport, with Plymouth to the south providing ferry routes to the continent. Rail links can also be found in Exeter, Newton Abbot and Plymouth.





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or call the Sawdye & Harris team on 01364 652652

