

SAWDYE & HARRIS
CELEBRATING 175 YEARS

36 Station Road
MORETONHAMPSTEAD

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DEVON
TQ13 8NX

Newton Abbot 12 miles, Exeter 14.2 miles
(all distances are approximate)

Lounge/Diner | Kitchen
Two Bedrooms | Bathroom | WC
Front and Rear Gardens | Garage in block



THE DARTMOOR OFFICE

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MORETON@SAWDYEANDHARRIS.CO.UK

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36 Station Road comprises a two bedroom semi-detached house which would make an ideal buy for those seeking a good sized dwelling in need of some upgrading, that also offers front and rear gardens and a garage. The property has a Devon Rule - please contact the agents for more information.



The KITCHEN sits to the rear of the property and has a single sink and drainer, floor and wall mounted kitchen cupboards, storage cupboard and space for cooker.



The LOUNGE is another good sized room with windows to the front and door to the rear giving access to the garden and path to GARAGE. There are views to the front across the garden and to the town beyond.



To the FIRST FLOOR are two DOUBLE BEDROOMS, bedroom ONE sits to the front of the property with a door to walk-in wardrobe. There are some far reaching views across the rooftops and to the countryside beyond. Bedroom Two sits to the rear with views across the garden.



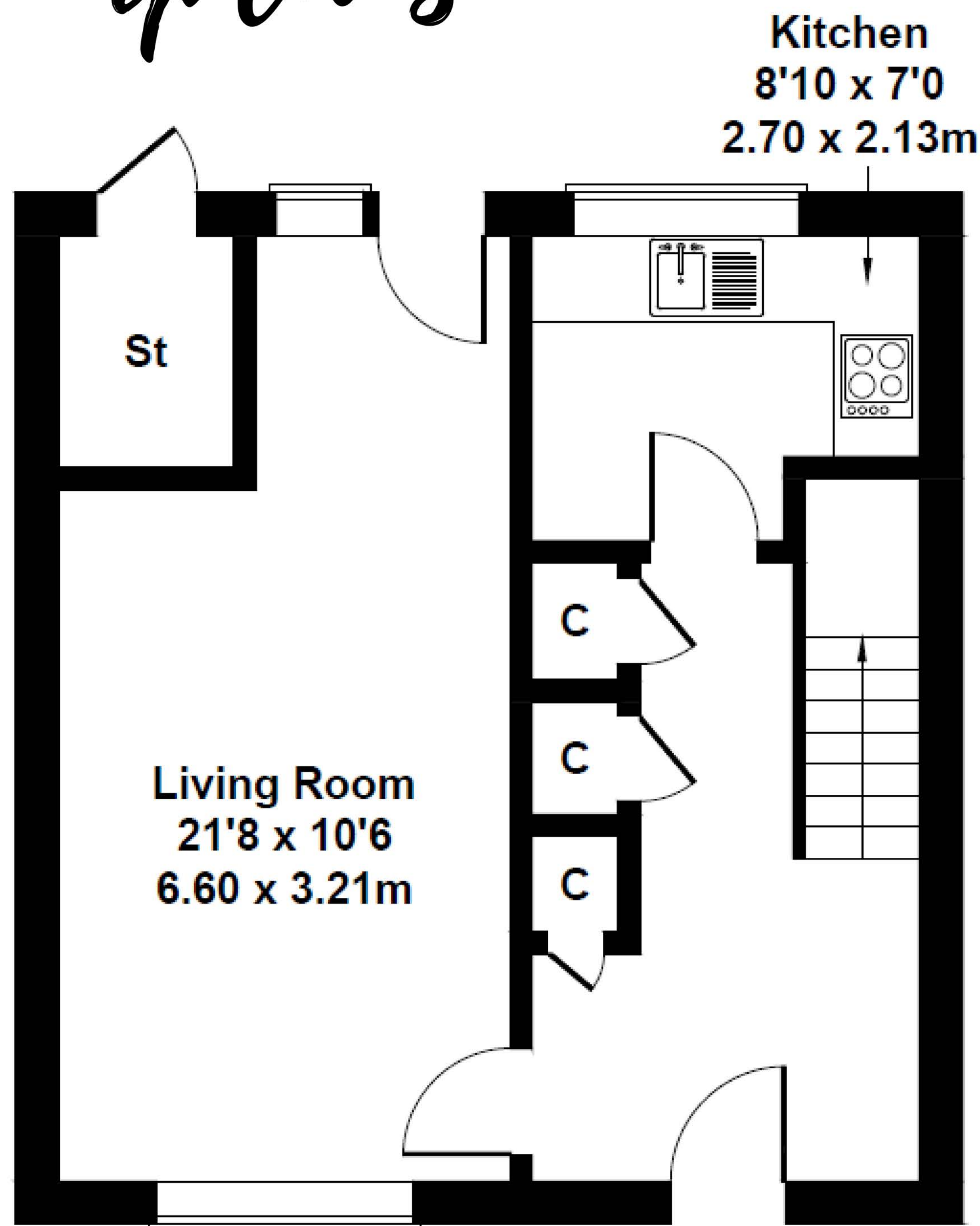
There is a modern BATHROOM with an electric shower, panelled bath and wash hand basin.
There is a separate WC adjacent.



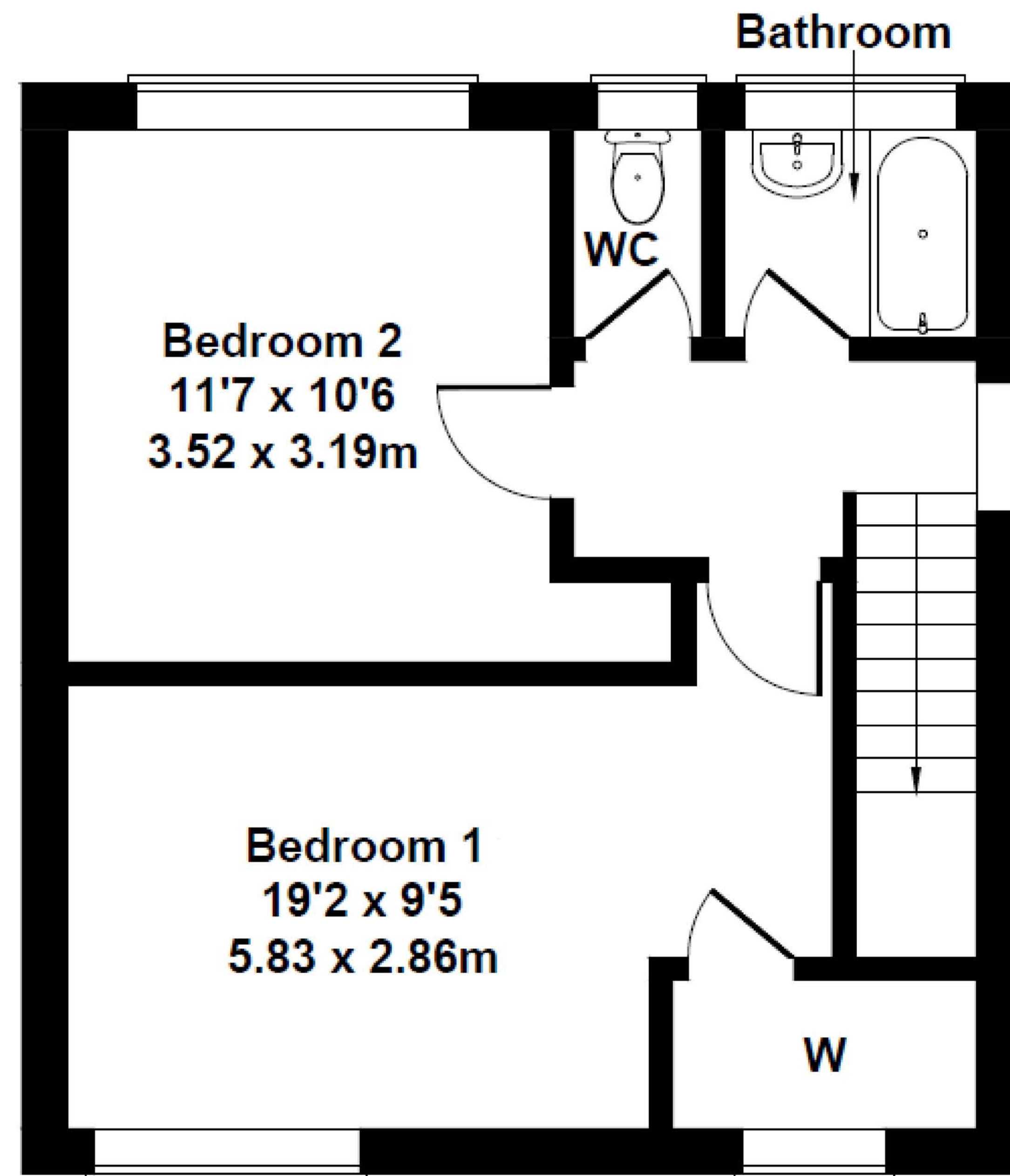
There are mature garden areas laid out to the front and rear. To the rear there is a shared access leading to the neighbouring properties and giving access to the GARAGE. There is a further area of fenced garden opposite which has a GARDEN SHED and mature apple tree. There is a outside shed adjoining the house and a rear pedestrian access to the side of the property.

Floorplans

Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



The Little Details...

- Two Bedroom End Terrace House
 - Much potential
 - Ideal First Time buy
- Front and rear gardens
 - Freehold
- Council tax band B
 - EPC Band C
- Garage in a block
- No onward Chain
 - Probate Sale



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plans and aerial images are not to scale and for illustrative purposes only



Key Facts for Buyers

SERVICES

The property has all mains services connected and Gas fired central heating.,

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

Property Report - Key Facts for Buyers

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

DEVON LOCAL USER CLAUSE

This property is subject to restrictions under The Housing Act 1985 whereby any person interested in purchasing it must fulfil either of the following conditions:

1. That they have lived in the locality for three years immediately preceding the date of the proposed purchase.
2. That they have worked in the locality for three years (immediately preceding the date of the proposed purchase).

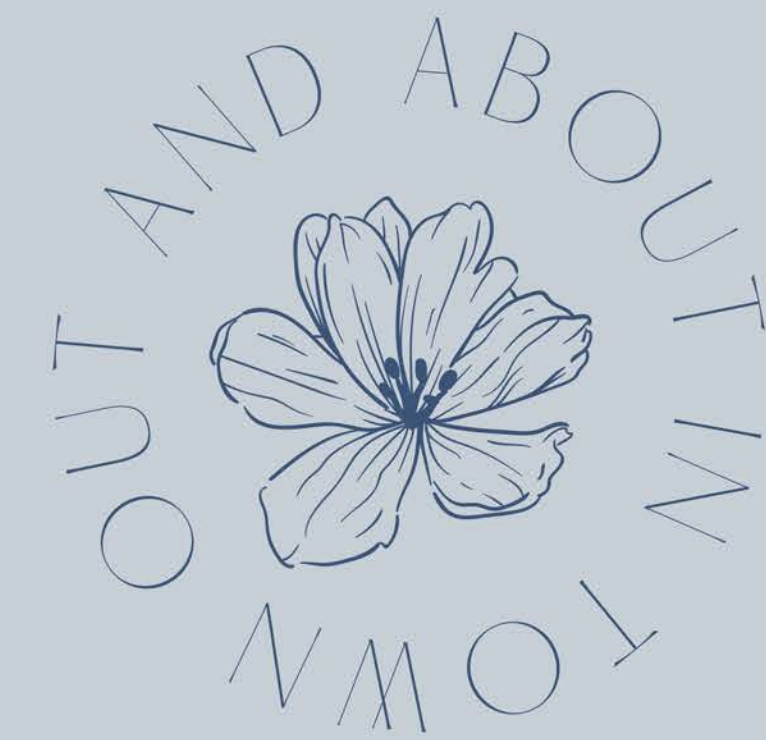
VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their High Moor Office - 01647 441104 or Dartmoor Office - 01364 652652 Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



About... Moretonhampstead



Moretonhampstead is a popular Dartmoor town sitting on the eastern fringe of the Dartmoor National 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.



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.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



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