

TWO EAGLE PLACE

MORETONHAMPSTEAD • DEVON • TQ13 8nd

Welcome to Two Eagle Place, a beautifully updated stone-built cottage that blends perfectly traditional charm with modern comforts. This delightful home features double-glazed windows throughout, efficient electric heating and a wood burning stove - ensuring cosiness all year round. Step into the refitted kitchen, complete with sleek base and wall units, an induction hob, oven, hood, and a built-in dishwasher - perfect for culinary enthusiasts. Upstairs, you'll find a double bedroom with a convenient walk-in closet recess and a newly remodelled bathroom featuring a luxurious shower over the bath. The top floor offers an additional bedroom, ideal for guests or a home office. While the cottage does not have a garden, it boasts a large garage, providing ample storage and parking space. Whether you're a first-time buyer, looking to downsize, or seeking a charming retreat, 2 Eagle Place is the perfect home. We highly recommend viewing this enchanting property - don't miss out!





W W W . S A W D Y E A N D H A R R I S . C O . U K





Head in to the cottage through the stable style door which leads in to the LOUNGE 13' 4" x 10' 8" (4.06m x 3.25m) with its uPVC double glazed window to the front elevation, allowing the light to flood in. A feature multi-fuel wood burner is set on a raised slate hearth.

The stairs to the first floor, sit to one side and offer space for bookshelves and the TV. The light switches are brushed stainless steel and a squared archway and step up opens to the KITCHEN.















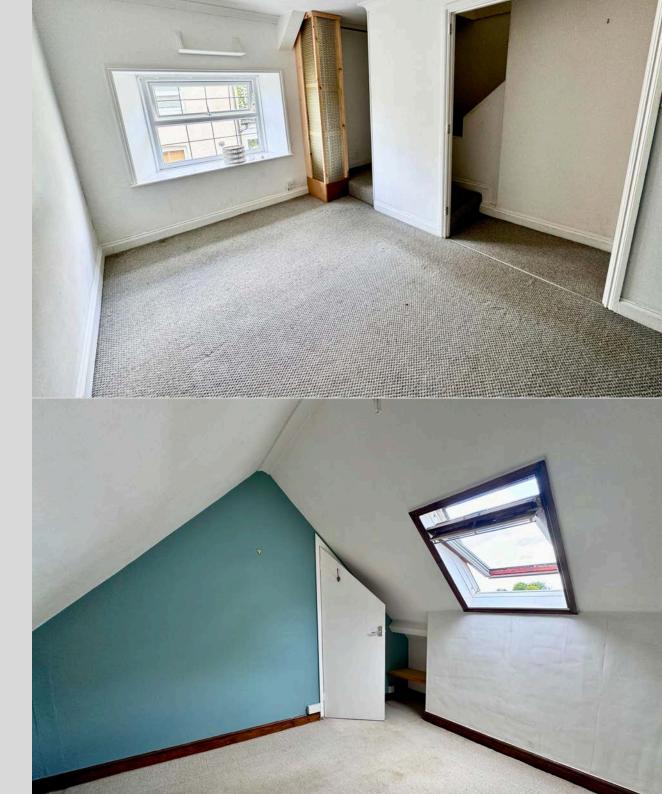
The KITCHEN 13' 3" x 6' 6" (4.04m x 1.98m) is fitted with oak flooring and a range of base and wall cabinets with gloss finish and stainless steel door handles.

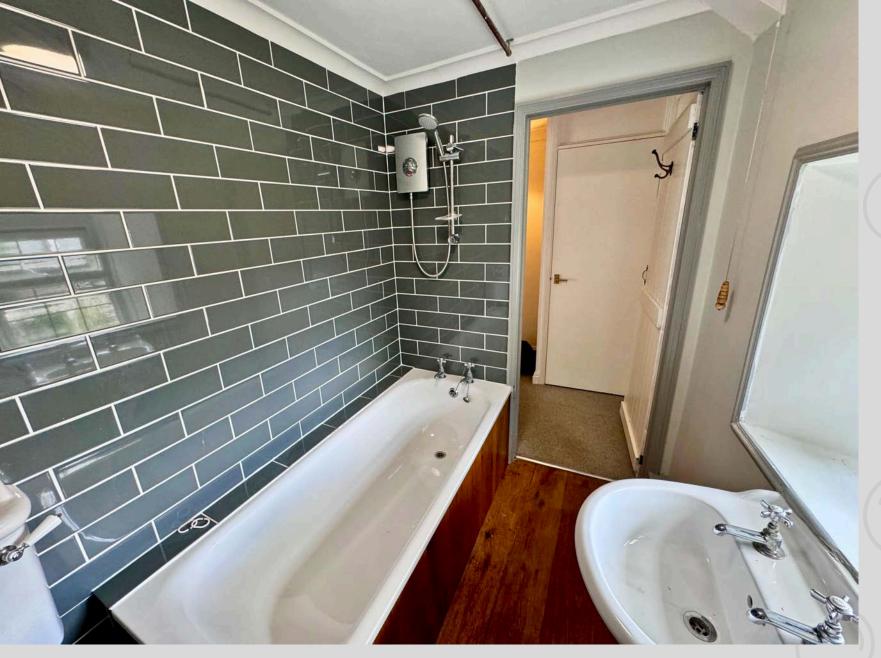
There are stone effect worktops with grey tiled splashbacks and a fitted Hotpoint induction hob, and fan oven and cooker hood over. There is a one and a half bowl stainless steel sink, wall mounted spotlights and a double glazed leaded UPVC window to the rear elevation. There is space and plumbing for a washing machine and fridge/freezer.



Stairs rise to the FIRST FLOOR LANDING with coved ceiling and built-in cupboard with insulated hot water cylinder, immersion heater and shelving, a staircase to the second floor and doors to BEDROOM ONE and the BATHROOM.

BEDROOM ONE 12' 2" x 8' o" plus walk in closet recess (3.71m x 2.44m) sits to the front of the cottage with a upvc double glazed leaded window. BEDROOM TWO 10' 8" x 9' 9" (3.25m x 2.97m) is situated on the second floor with Velux double glazed skylight, fitted blind and under eaves storage.





The BATHROOM is fitted with a white panelled bath with chrome taps and metro style grey tiled splashbacks and wall mounted stainless steel electric shower over. There is a pedestal wash hand basin with chrome taps, a low level WC. and a chrome effect wall mounted electric towel rail. There is a UPVC double glazed window to the rear elevation.

Putside

Whilst there is no garden with the Cottage, it is set in a quiet location in a no through road situation, yet close to the Town centre.

The GARAGE 19' 9" x 14' 3" (6.02m x 4.34m) is situated just down from the cottage with a metal up and over door, a high corrugated iron roof, concrete floor, power and light and space for a car, work bench and storage.

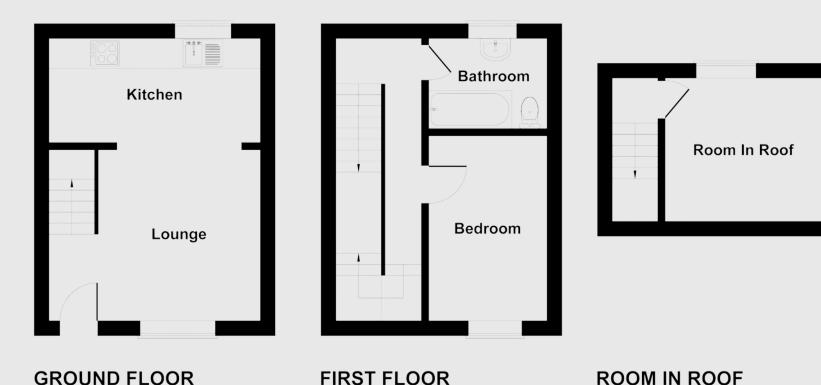








2 Eagle place Moretonhahpstead TQ138ND



Not to Scale. Produced by The Plan Portal 2024 For Illustrative Purposes Only.

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 plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band B

EPC - F

SERVICES

The property has all mains services connected.,

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 - <u>Mobile</u> <u>Phone Checker</u>

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.

VIEWINGS

<u>Strictly</u> by appointment with the award winning estate agents, Sawdye & Harris, at 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













MORETONHAMPSTEAD



Moretonhampstead is a popular Dartmoor town sitting on the east fringe of the moors, 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, inn's 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.





To view this property please scan the QR code above or contact us by

