



5 EMBLEFORD CRESCENT, MORETONHAMPSTEAD



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Moretonhampstead, Devon TQ13 8LW

Tucked away in a popular residential area of Moretonhampstead, 5 Embleford Crescent is a well presented home that balances modern living with a welcoming community feel. This property is an ideal choice for first-time buyers taking their first step onto the ladder or for second-time movers looking for a well-proportioned home on the edge of Dartmoor.

The accommodation includes a light and airy sitting room, a modern fitted kitchen/dining room with space for entertaining, three bedrooms, and a well-fitted bathroom. Outside, the property enjoys an enclosed front and rear garden — perfect for relaxing or growing your own — together with allocated parking.

Guide Price £250,000



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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The sitting room is a bright and well-proportioned space with a front aspect window, creating a welcoming area for everyday living.



✨ KEY FEATURES ✨

- Well presented home in a sought-after Dartmoor town
- Modern kitchen/diner and light-filled living room
- Three well-proportioned bedrooms and bathroom
- Enclosed rear garden with space for outdoor seating
- Off road parking for convenience
- Walking distance to local shops, cafes and primary school
- Excellent transport links to Exeter, Newton Abbot and Plymouth
- 3-Year Devon Occupancy Restriction applies

This home offers a fantastic opportunity to become part of the vibrant Moretonhampstead community, while enjoying Dartmoor National Park on your doorstep and excellent links for commuting.

Approaching the property, you arrive at a mid-terraced modern home, set back from the road and with the benefit of private off-road parking to the front. Stepping through the front door, a welcoming entrance hall which gives access to the sitting room, kitchen/dining room and the staircase rising to the first floor.





The kitchen/dining room is fitted with a range of modern wall and base units with coordinating work surfaces. There is space for appliances and plenty of room for a dining table, making it ideal for family meals or entertaining. Doors open directly onto the garden, allowing natural light to fill the space and providing an easy connection to the outdoors.



To the first floor are three bedrooms. The principal bedroom, positioned at the front, is a generous double with space for freestanding furniture. A second double bedroom overlooks the garden to the rear, offering a bright and versatile space. The third bedroom, also at the front, is well-suited as a child's room, guest bedroom or home office.

The bedrooms are served by a modern family bathroom, fitted with a three-piece suite comprising a walk-in shower, wash hand basin and WC, complemented by tiled surrounds.







Outside

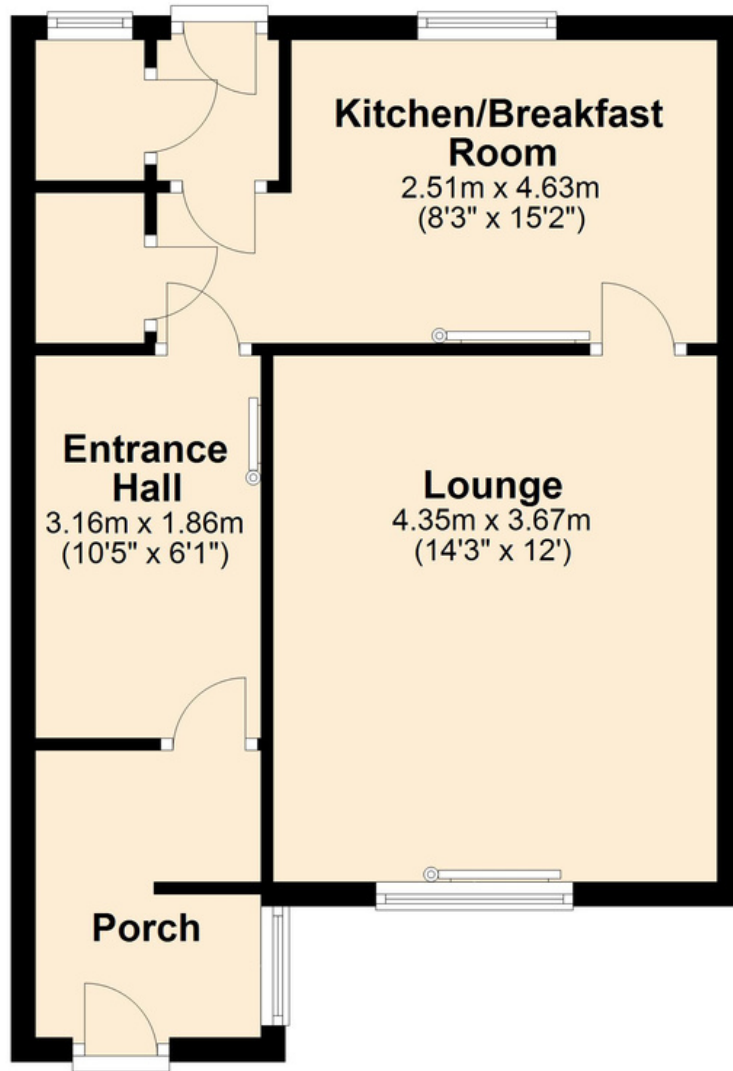
The rear garden is fully enclosed and designed for ease of use. Directly outside the French doors is a paved terrace, perfect for outdoor dining or barbecues. Beyond lies a level lawn, offering space for children to play or for keen gardeners to add planting and borders. A timber shed provides valuable storage, and a rear gate gives pedestrian access.

To the front, the property benefits from private off-road parking, and a further area of lawned garden with some fabulous views across the rooftops and the town beyond.



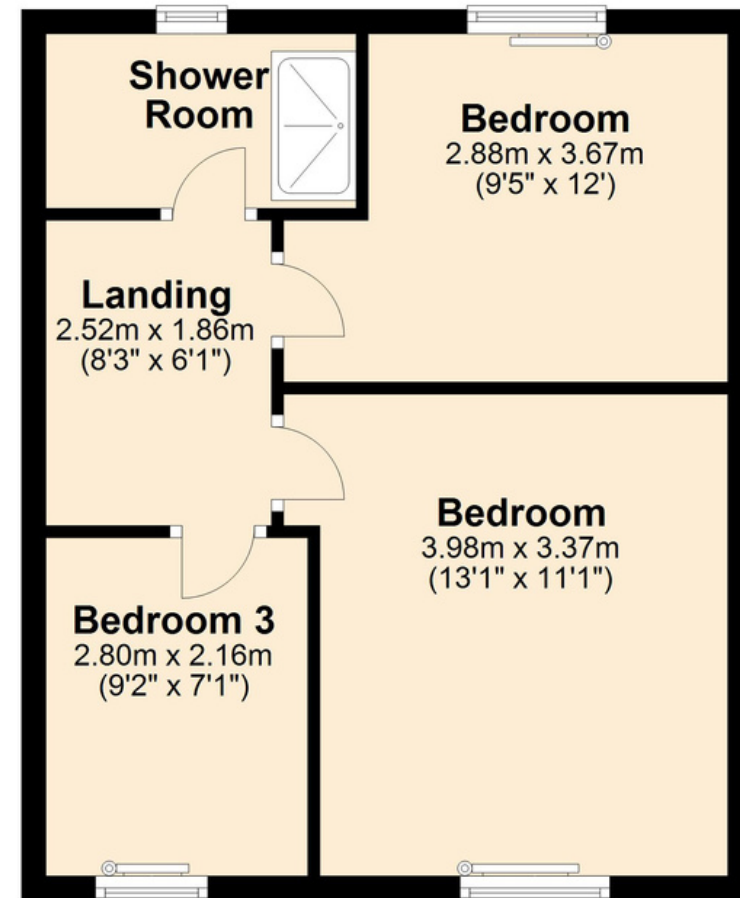
Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



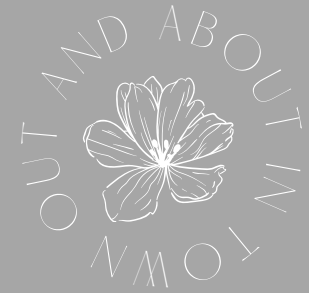
First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 80.8 sq. metres (870.1 sq. feet)

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.



Key Facts for Buyers

TENURE - Freehold - 3 Year Devon Occupancy Restrictions Apply.

Please note that this property is subject to a Section 157 (Devon Covenant) restriction:

- The purchaser must have lived or worked in Devon for the last three years or more immediately prior to purchase.
- This condition applies to future resales as well as this transaction.

This ensures that housing is retained for local residents and those with a strong connection to the county.

COUNCIL TAX BAND - B

EPC - C

SERVICES

All mains services are connected.

BROADBAND

Super Fast 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..

[KEY FACTS FOR BUYERS - CLICK HERE](#)

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

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at The Dartmoor Office - 01364 652652

Email - hello@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.



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

Additional Information for Buyers

AML REGULATIONS AND REFERRAL FEES

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, 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).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

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.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

