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**PRICE GUIDE: £325,000**

**CROSS STREET**

Moretonhampstead, Devon

For more information call Sawdye & Harris

**01647 441104**

A well presented Town House in the heart of this sought after Dartmoor village. Full of character with period fireplaces, oak flooring and a most stunning Kitchen/breakfast room at the heart of this home. To the first floor are three bedrooms, all being en suite. A courtyard provides a private area to sit out, tucked away to the rear. EPC E.

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## LOCATION

Moretonhampstead lies at 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, swimming pool, sports facilities, inns and hotels giving an excellent mixture of activities. The cathedral City of Exeter is approximately 12 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.

## ACCOMMODATION

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.

## GROUND FLOOR

Double glazed front door leads into the ... **ENTRANCE HALL** With oak flooring and stained glass insert windows to one side, private inner stained glass door leads into...

## LIVING ROOM

A fabulous space with high ceilings, double glazed windows to the front elevation, beautiful fitted oak flooring, recessed cupboard to one side providing useful additional storage, under stairs storage space, pendant light fitting and recessed spotlights.

Steps up lead to the heart of the house which is the superb **KITCHEN/DINING ROOM** and being fitted at one end with a country style duck egg blue kitchen with floor and wall mounted cupboards, integrated dishwasher, space for a washing machine, double SMEG oven, integrated fridge and freezer. There is also pull out larder storage and breakfast bar together with wine fridge. Double glazed windows to the side and to the rear and French doors lead to outside. A lovely feature of this room is the part exposed stone wall together with multi fuel stove set on a raised slate hearth. The room is finished beautifully with a slate flagstone floor.

The **SNUG** is accessed off the **LIVING ROOM** and again offers a double glazed tilt and turn window to the front elevation together with shutters, part panelled walls, beautiful fireplace set with a cast iron wood burner on a slate hearth, part exposed stone walling to the front – another lovely room.

Carpeted stairs rise to the first floor, leading from the **LIVING ROOM**, on the half turn landing there is a modesty glazed window allowing the light to flood in.

A separate **WC** sits off the landing with close coupled WC with hung basin and extractor vent.



**BEDROOM ONE** - This is a lovely bedroom with double glazed window to the rear elevation and being "L" shaped with large **EN SUITE BATHROOM** with slipper claw footed bath with shower mixer taps, open walk-in shower to one side together with dose coupled WC, under slung sink with granite top with drawer under. A folding door leads to the airing cupboard housing the Worcester gas fired central heating boiler and hot water cylinder.

**BEDROOM TWO** - Again with a great layout whereby you walk through a dressing area with tilt and turn window to the front elevation, a staircase leads up to the mezzanine level sleeping area with large Velux window, exposed timber beams. The **EN-SUITE** comprises a large walk-in shower with mirror hinged door, dose coupled WC and sink with vanity under.

**BEDROOM THREE** - Also sitting to the front of the house this bedroom has the same great layout with double glazed tilt and turn window to the front and staircase rising to the raised mezzanine sleeping level with Velux roof light, exposed timber beams and exposed stone wall. The **EN-SUITE** provides a large walk-in shower with folding screen door, dose coupled WC and basin set into vanity unit.

#### OUTSIDE

The small but well presented rear garden has steps which lead up to a high level area with artificial grass providing a really lovely tucked away seating area with wrought iron railing overlooking the house. A covered area to the far end of the courtyard garden houses a pizza oven with adjacent Tandoori oven and storage under for wood and gardening implements. A rear stable door leads out to the rear shared access passageway.

The current owner rents a garage dose by and it is thought that this arrangement would be available to a new owner. Further details are available from the agents.

#### SERVICES

All mains services are connected.

#### 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](mailto: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.

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







Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) [www.ukradon.org](http://www.ukradon.org)  
<http://list.english-heritage.org.uk> [www.fensa.org.uk](http://www.fensa.org.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations : 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. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. **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 conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with 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 London & Country Mortgages. 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 £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.**

SAWDYE & HARRIS

[www.sawdyeandharris.co.uk](http://www.sawdyeandharris.co.uk)

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