

**SAMPLE
MILLS**



**Moor View
The Square
Broadhempston
Totnes
Devon**

**Offers over
£300,000**

FREEHOLD





Moor View, The Square, Broadhempston,
Totnes, Devon

Offers over £300,000 freehold

A BARGAIN VILLAGE PROPERTY is this deceptively spacious characterful 3 bedroom Cottage, dating back to the early 18th century, and is situated in the centre of the prestige semi-rural village of Broadhempston, providing easy access to the Post Office, village shop, local pub, village school and recreational area.

The property is situated approximately 5 miles from Newton Abbot town centre with all its amenities to include the main rail line to London Paddington, which runs daily, and 5.5 miles from the historical town of Totnes. The property also has easy access for the A38 Devon Expressway to Exeter and Plymouth.

The accommodation has been sympathetically renovated over recent years and is offered for sale in excellent decorative order and has many characterful features to include feature fireplace with log burner, large recess Lattice style windows, wooden beams etc.

The accommodation internally comprises entrance hall, lounge with wood burner, separate dining room, kitchen, offset utility area with access onto a rear courtyard garden. The property has 3 good sized bedrooms and a family bathroom.

Further benefits include a small courtyard garden, electric heating and occupies a level location. Viewing is highly recommended.



Storm Porch

Wooden glazed door to:

Entrance Hall

Wooden latch doors off to lounge and dining room. Staircase rising to first floor.

Lounge – 4.55m x 3.96m (14'11" x 13'0")

Feature stone fireplace with wooden lintels over, one with a recess, one with a built-in multi fuel log burner with stone hearth and stone surround. Exposed beams to ceiling. Concealed lighting. uPVC double glazed dual aspect Lattice windows looking over the front with large recess sills, one with seating shelf. TV point. Latch wooden door through to:

Kitchen – 4.32m x 2.84m (14'2" x 9'4")

A range of fitted base units. Wooden worktop surface areas. Built-in single oven. 4 ring hob. Range of wall mounted storage cupboards. Enamel drainer 1½ with pull down plunger and mixer tap. Wooden beamed ceiling. Concealed lighting. Smoke detector. Tiled walls. Tiled floor. Fan heater. Space for fridge/freezer. Plumbing for dishwasher. uPVC double glazed Lattice windows looking over the rear. uPVC double glazed Lattice door providing access onto the rear garden.

Dining Room – 5.79m x 3.05m (19'0" x 10'0")

Exposed wooden beams to the ceiling. Electric Convex heater. uPVC double glazed boxed recessed Lattice window looking over the front and to the side.

Staircase with wooden panelling to either side with wooden balustrade

uPVC double glazed Lattice windows to the side. Convector heater. Doors off to:

Master Bedroom – 4.34m x 3.63m (14'3" x 11'11")

uPVC double glazed Lattice windows to the front with recessed window seating. uPVC double glazed Lattice windows looking over the rear of the property on neighbouring properties, orchards and fields.

Bathroom

3 piece suite. Panelled bath with shower screen and shower. Low level w/c. Wash-hand basin. Chrome ladder radiator. Tiled walls. Concealed lighting to ceiling. Fixed illuminated mirror. Extractor fan.

Bedroom 2 – 4.37m x 3.02m (14'4" x 9'11")

uPVC double glazed large Lattice window with recess sill. Dimplex economy 7 heater. Pine door.

Bedroom 3 – 2.87m x 2.77m (9'5" x 9'1")

Dimplex heater. uPVC double glazed Lattice windows looking over the front of the property over the Village and over the surrounding area. Access to loft area. Textured ceiling. Wooden Pine door to airing cupboard.

Outside

To the front of the property, there are stone steps and hearth to the front door with flower beds and storm porch.

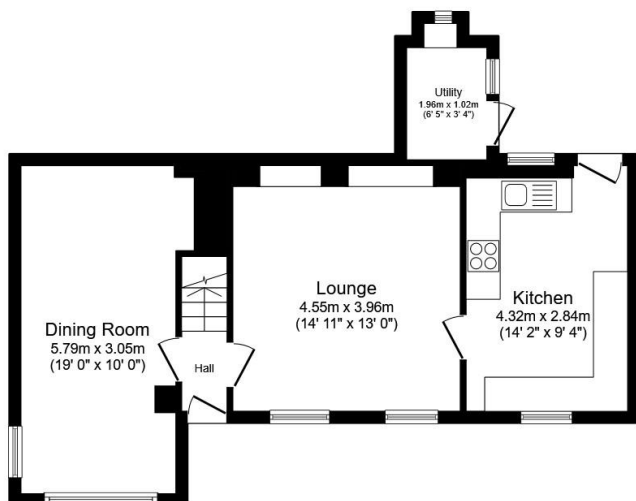
To the rear of the property, there is small walled in courtyard garden.

Agents Note

Council Tax Band: 'C' £2098.08 (Teignbridge)

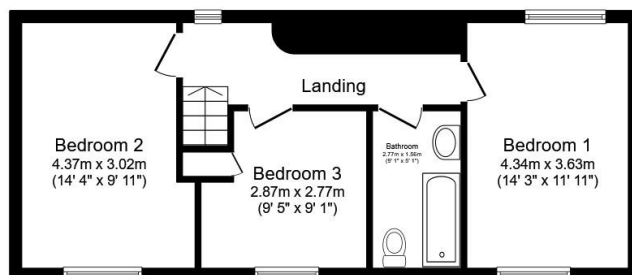
EPC Rating: 'E'





Ground Floor

Floor area 53.2 m² (573 sq.ft.)



First Floor

Floor area 46.0 m² (496 sq.ft.)

TOTAL: 99.2 m² (1,068 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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rightmove

Zoopa.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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