



29 Sawyers Close
Moretonhampstead, TQ13 8BY

RENDELLS

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Guide Price £335,000

A charming three bedroom modern home on a select small development with private parking, enclosed rear garden and views over open fields.

- **Modern Terraced Home**
- **Generous Living Room**
- **Kitchen/Breakfast Room**
- **Master Bedroom En Suite**
- **Two Further Bedrooms**
- **Family Bathroom**
- **Ground Floor Cloakroom**
- **Easy Access to the Town Centre**
- **Allocated Parking Space**
- **Private Garden with Field Views**

Situation:

Surrounded by spectacular countryside, Moretonhampstead is an ancient market town nestled in the heart of Dartmoor National Park, and an ideal base for outdoor activity holidays in West Devon. The town is home to a thriving crafts community with a number of open studios and galleries that you can visit. The Parish Church of St Andrew is situated next to Green Hill, a lovely art gallery and exhibition space, backed by open fields and stunning moorland. At St Andrew's Church you can also find The Sentry, a children's playpark, surrounded by beautiful views of Dartmoor.

There are excellent town centre amenities including several public houses, village shops, a hairdresser and numerous independent retailers. Access on to the A38 at Drumbridges roundabout is only 9 miles distant, providing convenient access into Exeter and beyond.

Description:

This fabulous modern property occupies a quiet corner position on a popular development on the fringes of the Town Centre. Occupied by the same owner for many years, the property has been lovingly maintained and is presented in first class order throughout. The beautifully presented accommodation is ready for immediate, comfortable occupation. The position is superb with open field views at the rear.

Immediately adjacent is an allocated parking space and the well tended rear garden is a particularly attractive feature. The property is uPVC double glazed and gas centrally heated throughout. A perfect family home or low maintenance second residence.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C- £2317.17 pa for 2026/2027

EPC: Rating C

Services:

All mains services are connected.

Broadband available up to 1800 mbps (Source Ofcom)

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dart-moor@rendells.co.uk

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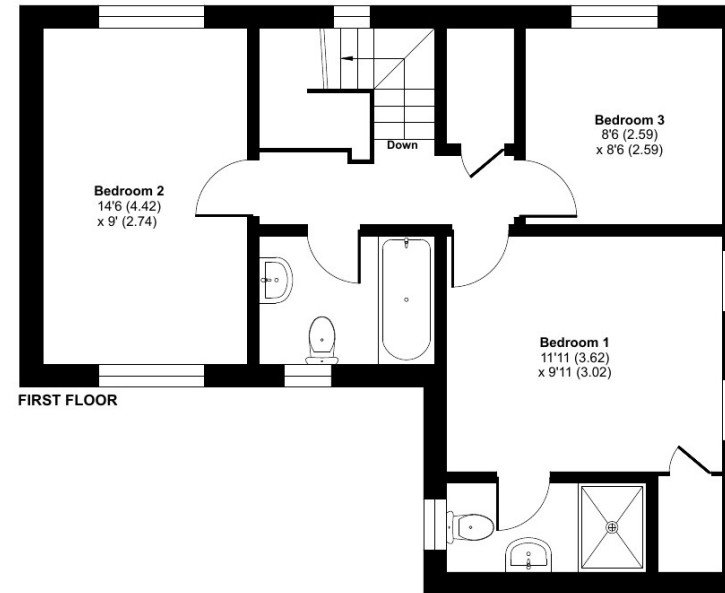
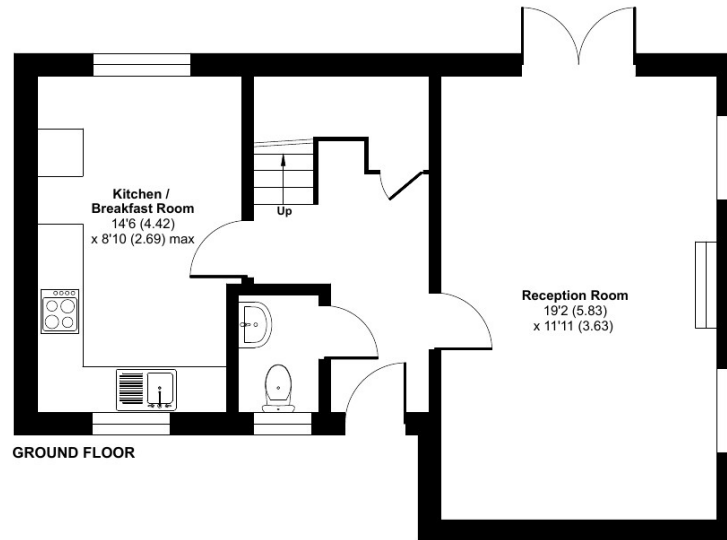




Sawyers Close, Moretonhampstead, Newton Abbot, TQ13

Approximate Area = 1012 sq ft / 94 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1494911

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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