



4 QUEENS ROAD, MORETONHAMPSTEAD





4 QUEENS ROAD

MORETONHAMPSTED • TQ13 8LP

Set on the edge of Moretonhampstead, 4 Queens Road is a well-proportioned two-bedroom end-of-terrace home with an easy, practical layout and useful outside space.

The ground floor is centred around a generous living and dining room, with the kitchen positioned beyond and a shower room completing the accommodation at this level. Upstairs are two bedrooms, while outside the rear garden rises away from the house to provide a choice of places to sit and enjoy the surroundings.

A separate summer house adds useful extra space within the garden, while a garage provides valuable parking or storage away from the house.



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KEY FEATURES

- End-of-terrace property on the edge of Moretonhampstead
- Generous living and dining room
- Fitted kitchen with windows to two aspects
- Ground-floor shower room
- Two first-floor bedrooms
- Established rear garden arranged over different levels
- Separate summer house
- Garage providing parking or useful storage









The front door opens directly into the principal living and dining room, a generous space extending much of the depth of the house. The principal living space is the generously proportioned living and dining room, extending much of the depth of the house. A window to the front brings natural light into the sitting area, while the room has ample scope to accommodate both comfortable seating and a dining table, allowing everyday living and mealtimes to sit naturally alongside one another. Moving through the house, the staircase rises centrally to the first floor, with the kitchen positioned towards the rear. Fitted with a range of light-coloured units and contrasting work surfaces, the kitchen provides practical preparation and storage space, with windows bringing in light from two sides. Its position towards the garden also gives this part of the house a useful connection with the outside.





Upstairs, the landing leads to two bedrooms. The principal bedroom is a comfortable double positioned to the front of the house, while the second bedroom lies to the rear. Together they provide a straightforward first-floor arrangement suited to a couple, small household, guest accommodation or those wanting a separate room for working from home.



The ground-floor shower room is particularly well arranged, with a corner shower enclosure, WC and wash basin incorporated into a substantial run of fitted cabinetry. The combination of cupboards, drawers and worktop space provides excellent everyday storage, while a window brings natural light into the room. Conveniently positioned alongside the kitchen, it is a practical and well-considered addition to the ground-floor accommodation.

Outside



The garden is arranged to the rear of the house and rises through a series of different levels, giving the outside space a sense of separation and interest.

Immediately behind the property is a paved area, useful for pots and seating, with steps continuing up through the garden. Beyond, there is an area of lawn bordered by established planting and fencing, creating a manageable space for sitting outside, gardening or simply enjoying the warmer months.

At the upper part of the garden sits a separate summer house, The summer house provides useful additional space away from the main accommodation, well suited to hobbies, occasional home working or garden storage. A separate garage provides further practical storage or parking.



Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX BAND - C

EPC - D

SERVICES

The property has all mains services connected.. There is gas fired central heating.

BROADBAND

Ultrafast 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](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at 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

Floorplans

Queens Road, Moretonhampstead, Newton Abbot, TQ13

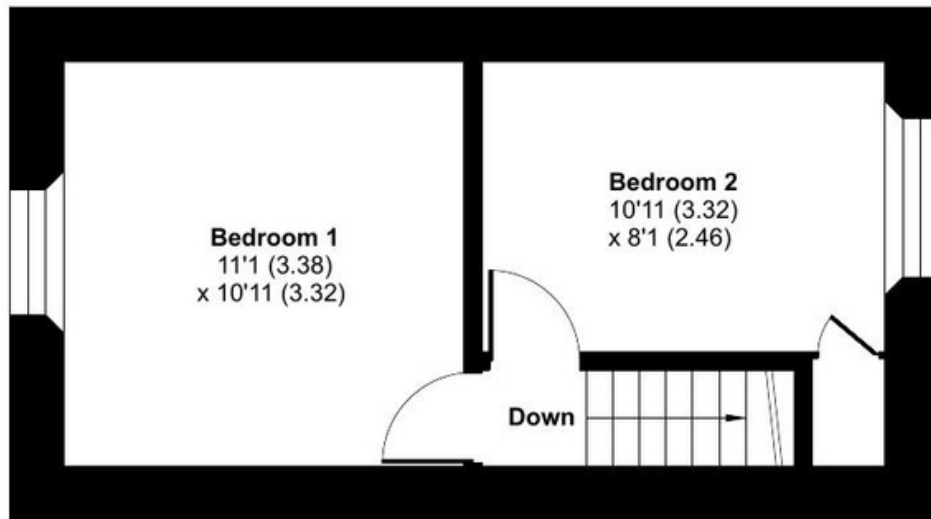
Approximate Area = 708 sq ft / 65.7 sq m

Garage = 144 sq ft / 13.3 sq m

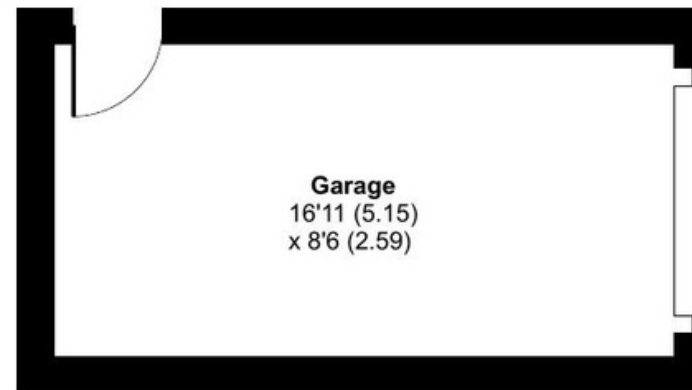
Outbuilding = 113 sq ft / 10.4 sq m

Total = 965 sq ft / 89.4 sq m

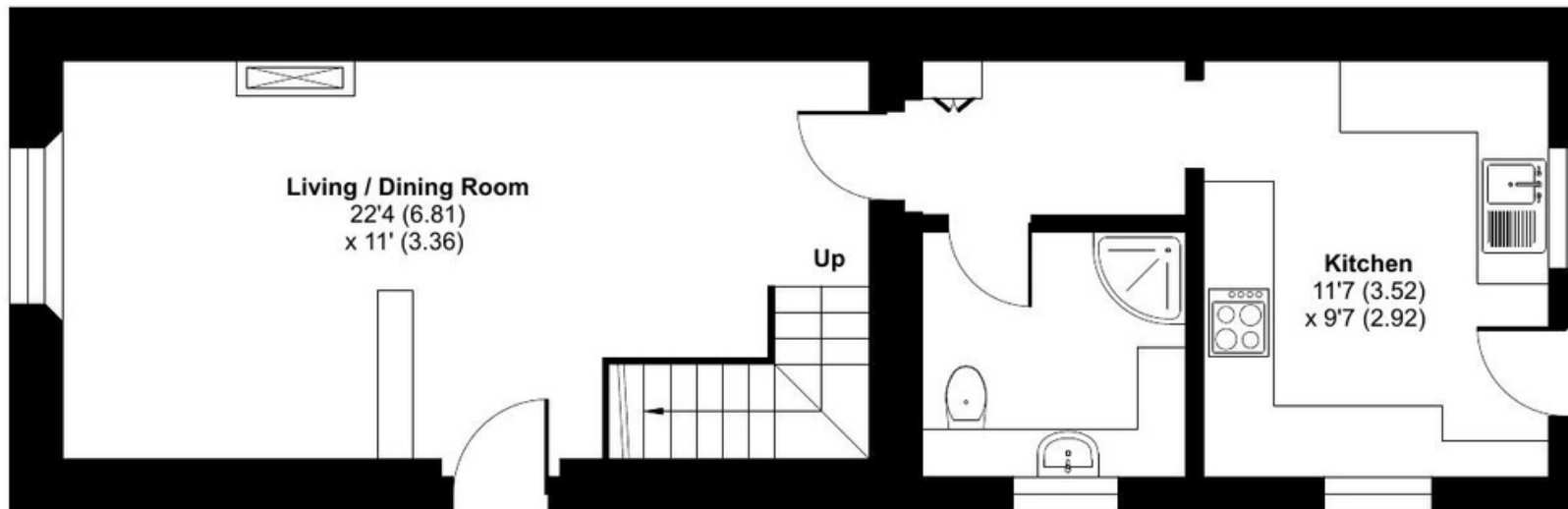
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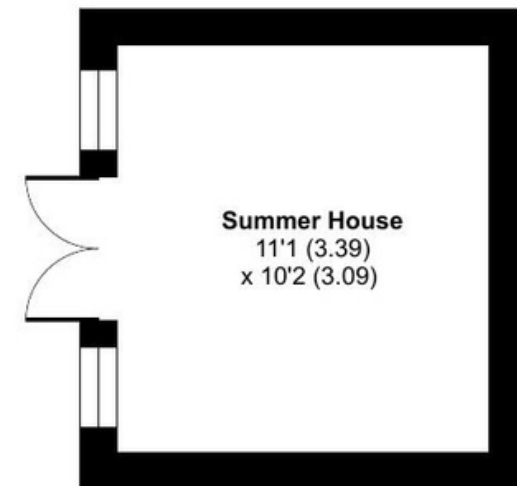
FIRST FLOOR



GARAGE



GROUND FLOOR



OUTBUILDING



★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

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MORETONHAMPSTEAD • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652
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