



CANDLES, 11 FORD STREET, MORETONHAMPSTEAD



## CANDLES, FORD STREET

MORETONHAMPSTEAD • TQ13 8LN

Set just moments from the centre of Moretonhampstead, Candles is a surprisingly generous two-bedroom ground-floor home offering more than 900 sq ft of accommodation arranged entirely on one level.

Behind its town-centre frontage is a well-proportioned interior with a large sitting room, separate kitchen and dining room, two bedrooms and a particularly spacious bathroom with both a bath and walk-in shower. A separate utility and laundry room adds valuable practicality, while the second bedroom benefits from its own WC and wash basin.

With shops, cafés and everyday amenities only a short, level walk away, Candles will appeal to buyers looking for convenient single-storey living, a lock-up-and-leave Dartmoor base or a well-positioned investment in the centre of this popular moorland town.

A new 999-year lease will be granted on completion of the sale. A shared side access through and across the courtyard will be granted. There is no allocated parking and no private outside space.

Single-Level Living in the Heart of Moretonhampstead



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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The front door opens into an entrance lobby before leading into the kitchen and dining room. Brightened by a large front-facing window, the kitchen and dining room is a generous and practical space with room to cook, eat and gather in one place. The kitchen is fitted with a range of wall and base units, extensive work surfaces and a peninsula arrangement that helps define the cooking area without closing it off from the rest of the room. Integrated appliances include a fridge freezer, microwave, gas hob and eye-level oven, while built-in cupboards and shelving provide useful additional storage. The dining area gives the room a more sociable feel and has space for a full-size table, making it equally suited to everyday meals and entertaining.





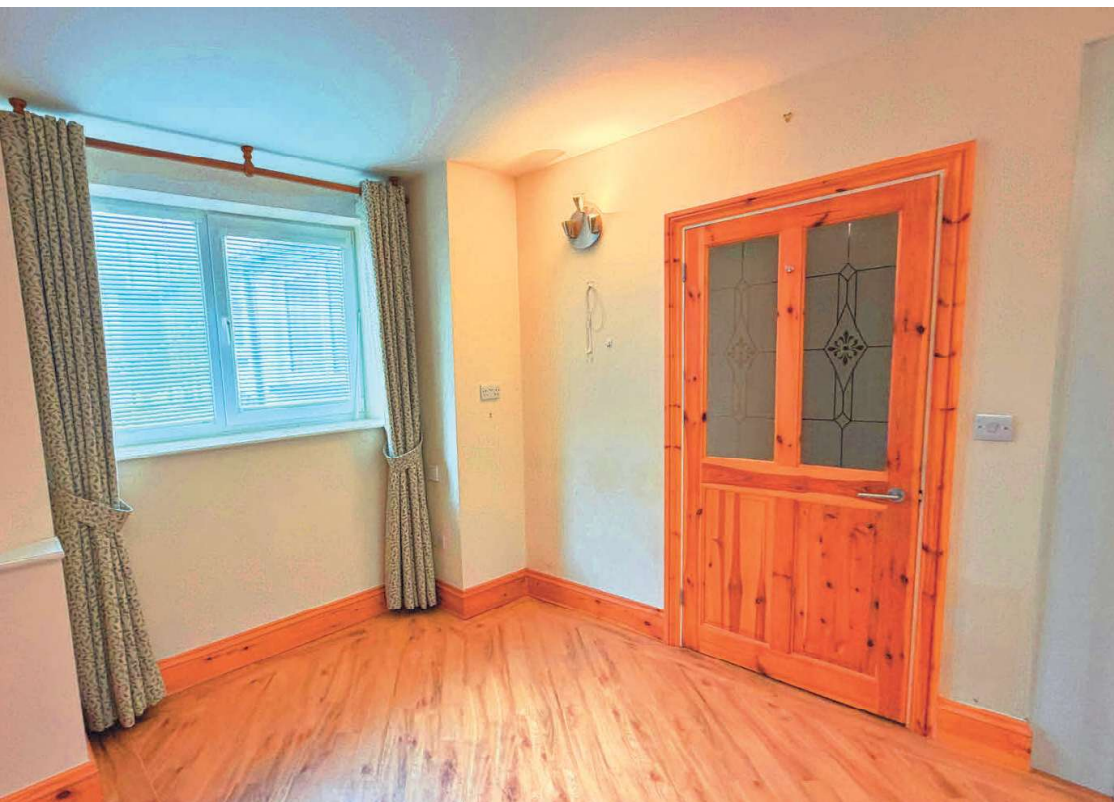
A bright and generous sitting room forms a comfortable centrepiece to the home, with a fireplace providing a natural focal point

An inner hallway leads away from the main living areas to the bedrooms and bathroom. The principal bedroom includes fitted wardrobes with mirrored sliding doors, together with additional built-in storage.

The second bedroom offers flexibility for guests, occasional use or home working and benefits from its own WC and wash basin.

The main bathroom is fitted with both a bath and a separate walk-in shower, alongside a wash basin, WC and heated towel rail.

Beyond the second bedroom is a separate utility and laundry room with a sink, work surface, shelving and plumbing for a washing machine. Steps rise from here to a rear entrance door, providing an additional point of access to the property.



# Key Facts for Buyers

**TENURE** - The property will be sold with the benefit of a newly granted 999-year lease, providing long-term security of tenure. Shared access to the apartment is provided through and across the courtyard. Full lease terms and any associated obligations will be confirmed by the seller's solicitor during the conveyancing process.

**COUNCIL TAX BAND** - B

**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 The Dartmoor Office - 01364 652652  
Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any aspect of the property that is particularly important to you, we recommend contacting us to confirm the details and availability before arranging a viewing or 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 £30 plus VAT 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:

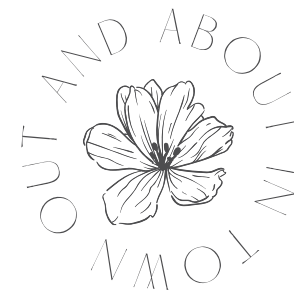
- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries,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

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

# MORETONHAMPSTEAD



Moretonhampstead is one of Dartmoor's most loved market towns — a vibrant and welcoming community set within the National Park.

With its independent shops, cafés, pubs and strong sense of local life, it offers a perfect balance of convenience and character. Surrounded by open moorland, woodland walks and dramatic landscapes, it is an ideal setting for those drawn to the outdoors.

Despite its rural feel, the town remains well connected, with Exeter within easy reach, making it a highly desirable location for both full-time living and lifestyle moves.



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MORETONHAMPSTEAD • DEVON



SCAN ME  
TO BOOK  
A  
VIEWING

To view simply call: 01364 652652 |  
Email: [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

