



22 Mount Pleasant
Moretonhampstead, TQ13 8NY

RENDELLS

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Guide Price £300,000

A three bedroom semi-detached home with a south facing rear garden, a garage and ideally positioned within easy walking distance of the Town Centre.

- **Semi Detached Family Home**
- **Three Bedrooms**
- **Living Room**
- **Kitchen and Dining Room**
- **Sun Room**
- **Garage and Driveway Parking**
- **Bathroom and Cloakroom**
- **Easy Access to the Town Centre**
- **Unlikely to be suitable for mortgage finance—Contact us for details.**
- **Subject to a section 157 Devon Occupancy Notice**

Situation:

Surrounded by spectacular countryside, Moretonhampstead is an ancient market town nestled in the heart of Dartmoor National Park.. 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 well proportioned semi-detached house occupies a fabulous position on a quiet no through road. The accommodation is now in need of general updating although offers huge scope for further improvement and enhancement. Unusually for the road, there is a single garage and driveway parking. There is a generous south facing garden and the property is double glazed and gas centrally heated throughout.

Potential purchasers are advised that securing mortgage finance on the property is deemed unlikely. The roof is considered to be of non standard construction and is likely in need of replacement. Should you require a mortgage, please contact us prior to arranging a viewing so we can provide the necessary information for you to discuss with your mortgage provider.





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 80 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 dartmoor@rendells.co.uk

What3Words location: [verifying.ripe.brand](https://www.what3words.com/verify/ripe/brand)









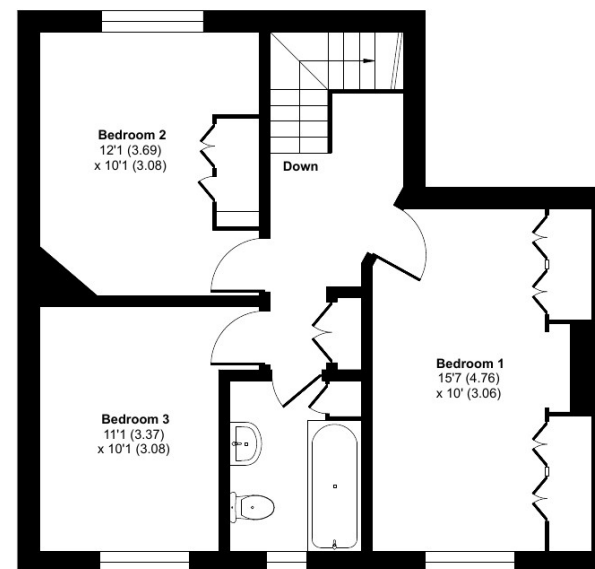
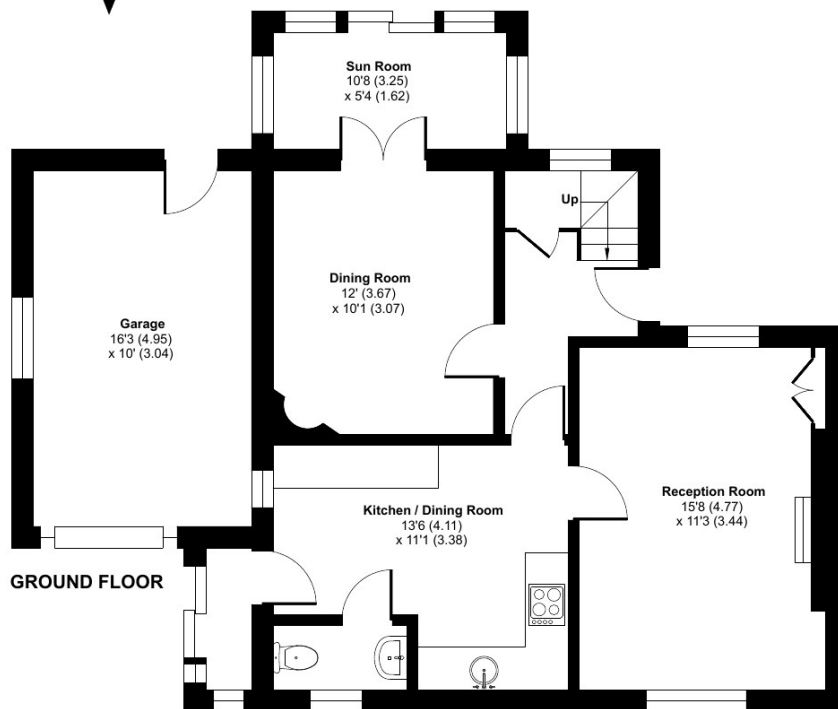
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Approximate Area = 1147 sq ft / 106.5 sq m

Garage = 162 sq ft / 15 sq m

Total = 1309 sq ft / 121.5 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: 1486595

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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