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properties



1 Bowring Park
Moretonhampstead, Devon TQ13 8GB

£715,000 Freehold



The Property

1 Bowring Park is a smart detached home offered in good order throughout with spacious rooms and good natural light through upvc double glazed windows and doors. It has a front garden with a broad paved driveway and a rear garden with patio across the whole rear of the house and a good size lawn with hedgerow boundaries for privacy. The accommodation features a large entrance hall with cloakroom/w.c., a spacious sitting room with stone fireplace and double doors to the garden, a study, dining room, generous kitchen/breakfast room also with double doors to the garden and a large utility room on the ground floor. Upstairs there is a landing, a family bath/shower room, a good main bedroom with ensuite shower room and wardrobes, a second good double bedroom with ensuite shower room and two further double bedrooms. This is an ideal family home and should be viewed to be properly appreciated.

Situation

1 Bowring Park is set on a sought after residential road with some views to the fields just opposite. It is located just a short drive or a few minutes walk to the town square in the bustling ancient Dartmoor town of Moretonhampstead. The town has a variety of day to day and specialist shops, a Primary school and Pre school, two pubs, cafes and restaurant, a library and surgeries for doctor, dentist and vet. It is surrounded by countryside walks and has a cycle path which leads down the Wray Valley to Bovey Tracey. Sports facilities include a football pitch, tennis club, gym and an open air swimming pool in the summertime. The A30 and A38 dual carriageways are equidistant at about 8 miles and Exeter is only 12 miles along the B3212.

Services

Mains gas, electricity, water and drainage.

Council tax band

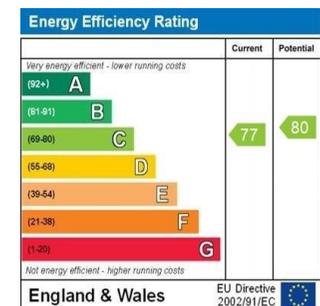
Band F

Directions

What Three Words: aced.jars.tramps

From the crossroads in the centre of Moretonhampstead take Station Road heading south in the direction of Bovey Tracey and immediately after the Fire Station turn left into Bowring Park. No.1 is the first house on the left.

- A spacious detached family home
- Double garage and driveway parking
- Fully double glazed and mains gas centrally heated
- Big entrance hall and cloakroom
- Study, dining room and sitting room with fireplace
- Large kitchen/breakfast room and separate utility room
- Main bedroom with wardrobes and ensuite shower room
- Second double bedroom with ensuite shower room
- Two further double bedrooms and family bath/shower room
- Sunny rear garden and brick paved patio



Entrance

At the front of the house is a brick paved driveway and path which leads to a covered porch with painted timber pillars, an exterior light and a upvc double glazed front door.

Entrance hall

A spacious hall with a coved ceiling, central ceiling light point, double multi paned doors to the dining room and the sitting room, an under stairs cupboard and the staircase to the first floor.

W.C/cloakroom

The cloakroom has a ceramic tiled floor, a coved ceiling, a pendant light point, a single panel radiator and a low level w.c. and wash hand basin with tiled splashbacks.

Study

A good size study with upvc double glazed windows with a pine sill looking out to the front of the house, a coved ceiling and a single panel radiator.

Sitting room

A big sitting room with ample space for a sofa and easy-chairs. It has a stone fireplace, mantel and hearth with gas coal effect fire, a coved ceiling, two ceiling light points, a double panel radiator, plenty of power points, a TV point and upvc multi paned double doors and matching side panels that look out to the rear patio.





Dining room

Broad multi paned windows with a pine sill look out to the rear garden and there is a coved ceiling, a central pendant light point, plenty of power points and a single panel radiator.

Kitchen/breakfast room

This is a bright double aspect room with broad upvc double glazed front windows and matching double doors and side panels to the patio at the rear. The floor is ceramic tiled throughout and there are ten LED downlighters above the kitchen area and a central ceiling light point above the breakfast space. The ceiling is coved and a double panel radiator is fitted in the breakfast area. The room is divided by a kitchen island which has power and a range of cupboards set beneath the stone effect work surface and breakfast bar. The main kitchen comprises a matching range of base and wall cabinets with stone effect worktops, 'metro style' tiled splashbacks with worktop lighting above and a composite single drainer 1½ bowl sink with chromed mixer tap. Fitted appliances include a fridge, a halogen hob beneath an extractor hood with lighting, a double oven and grill and dishwasher. A doorway leads to the utility room.

Utility room

This room is quite generous and has a upvc double glazed multi paned door to the garden and matching rear facing windows. It is fitted with base and wall cabinets with stone effect worktops and a stainless steel single bowl sink with chromed mixer tap. There is space for a washing machine and dryer and a free standing upright freezer. An internal door leads to the double garage.



First floor landing

Pine stairway balusters and a balustrade protect the stairwell and there are panelled pine doors to all rooms. The ceiling is coved and there is a single panel radiator and two pendant lights. A deep airing cupboard is built in and has shelving and a hot water cylinder and immersion heater.

Bedroom 1

This is a spacious bedroom with a coved ceiling, a central ceiling lights and a broad upvc double glazed window to the front with a view to fields and a further rear window in the dressing area which looks over the rear garden. There are two built in wardrobes with hanging rails and shelving. A single panel radiator is fitted and a pine panelled door leads into the ensuite shower room.

Ensuite shower room

The shower room has a ceramic tiled floor and a fully tiled shower recess with a glazed shower screen and sliding door, a built in thermostatic shower with a rain shower head and shower wand and extractor fan. The walls are tiled to chest height and there is a low level w.c., a bidet and a pedestal wash hand basin with shaver point and light above. A plumbed heated towel rail is fitted, a built in linen and toiletry cupboard and there are three LED downlighters.

Bedroom 2

A front facing double bedroom with a upvc double glazed window and views to the fields opposite and Hingston Rock. It has a coved ceiling, a central ceiling light point, single panel radiator and space for a freestanding wardrobe. A panelled door leads into the ensuite shower room.





Ensuite shower room

The shower room has a ceramic tiled floor, a corner shower with fully tiled walls, built in thermostatic shower, curved glazed screens and sliding doors. The ceiling is coved and there is a central ceiling light, an extractor fan, one LED downlighter and a multi paned obscure upvc double glazed window. A low level w.c. is fitted and a pedestal wash hand basin with shaver/light above.

Bedroom 3

This double bedroom has a upvc double glazed window overlooking the garden, a coved ceiling, a pendant light point, a single panel radiator and a built in double wardrobe with hanging rail and shelving.

Bedroom 4

This is a double bedroom with a upvc double glazed window overlooking the garden. It has a coved ceiling, a central ceiling light point, a single panel radiator and space for a freestanding wardrobe.

Family bathroom

With a ceramic tiled floor and a fully tiled shower cubicle with glazed shower screen and door and built-in thermostatic shower. The bath has a wood panelled side, a shower/mixer tap and tiled splashbacks. A low level w.c. is fitted and a pedestal wash hand basin with shaver/light above. The window is obscure upvc double glazed and there is a plumbed heated towel rail and an extractor fan.

Exterior

Front

A wide brick paved pathway in front of the double garage leads to a matching path to the upvc double glazed front door which is sheltered beneath a slated porch with a painted timber upright. There is an exterior light and to either side of the house is a gated access to the rear garden. a grassed area runs along the front of the property.

Rear

Immediately to the rear of the house is a 65 foot wide patio and pathway which is brick paved. There is an exterior light and tap and a waist height retaining wall with planters and a flight of steps and a brick paved slope up to the lawn. The grass is mainly level with a raised feature grassed knoll and a Silver Birch. The rear and southern boundaries are marked by hedgerows and the northern boundary is mainly close boarded fencing. Double doors from the sitting room and the kitchen/breakfast room plus the utility room door lead out to the rear patio. At the southern side of the house is a timber garden shed which measures 7'10" x 5'11"/2.38m x 1.80m and adjacent to that there is space for wheelie bins and recycling boxes.

Garage

The double garage has an electric powered metal framed timber door which leads into the spacious garage which has a painted concrete floor, power and light, the circuit breaker box and the wall mounted Vaillant mains gas fired central heating boiler. An internal door leads into the utility room.







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