



**fowlers**  
properties

**37 Forder Meadow**

Moretonhampstead, Devon TQ13 8JB

**£399,990** Freehold





### The Property

A well designed spacious 4 bedroom detached property built approximately 25 years ago. The accommodation comprises of a hallway, w.c, sitting room leading to a large sun room, a kitchen and separate dining room. Upstairs there are two good sized double bedrooms with one en-suite, two large single bedrooms and a main bathroom. On the top floor is a generous loft room. The property has a sunny paved garden and a garage with an allocated parking space. It is just a short walk to the amenities Moretonhampstead has to offer including the primary school. Fowlers strongly recommend a viewing to appreciate this versatile home.

### Situation

Forder Meadow is located only a five minute virtually level walk from the bustling town square in Moretonhampstead and only five minutes from the Primary school. Moretonhampstead offers a wide variety of day to day and specialist shops, a good supermarket, post office, cafes and restaurant, a Primary school and pre school and surgeries for doctor, dentist and vet. The town has good sports facilities including a football pitch, bowling club, tennis club, sports centre with a gym and classes and an open air swimming pool in the summertime. The B3212 leads to Exeter which is only 12 miles away and the A30 and A38 dual carriageways are only about 8 miles away.

### Services

Mains gas, electricity, water and drainage. There is a £50 per annum management fee towards the upkeep of the communal areas.

### Council tax band

Band D

### Directions

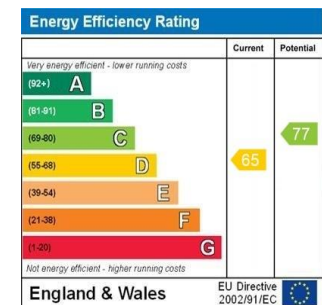
Three Words: ///resonates.braved.pools

From the cobbled town square face west and walk along Court Street passing Fowlers display window, the Coop, butchers and post office. Turn right at the mini roundabout into Betton Way, at the next mini roundabout turn right and continue on, at the T junction turn right again and No.37 is on your left. What

### Entrance

On entering the property there is a paved area and garden with established shrubs enclosed by iron railings.

- Detached four bedroom home
- Garage and parking space
- Kitchen with separate dining room
- Sitting room and sun room
- Bathroom and en-suite
- Large loft room
- 5 minute walk to primary school and open air swimming pool
- No onward chain
- Double glazed and gas centrally heated
- Close to all local amenities



### Hallway

The attractive leaded double glazed front door leads into the hallway with neutral carpet, a single panelled radiator, pendant light, panelled doors to all rooms and the staircase which has painted balusters and a varnished wood handrail.

### Study/playroom

A double glazed window looks out to the front, there is a pendant light, neutral carpet and a single panel radiator.

### W.C

A w.c./cloakroom with a white suite of low level w.c., pedestal wash basin with tiled splashback, pendant light point and single panel radiator.

### Kitchen

A good sized kitchen with a double glazed window to the front, five LED downlighters, a single panel radiator and ceramic tiled kitchen floor. The kitchen is fitted with a range of base and wall cabinets with stone effect work surfaces with an inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Integral major appliances include a four burner gas hob, with extractor hood, double oven, built-in fridge freezer, dishwasher and space for a washing machine. There is also a good sized under stairs cupboard for storage, double doors to the dining room and an external door to the side path.







### Dining room

A bright room with a large double glazed window to the rear garden, neutral carpet, four spotlights and a single panel radiator. Attractive double french doors lead to the sitting room.

### Sitting room

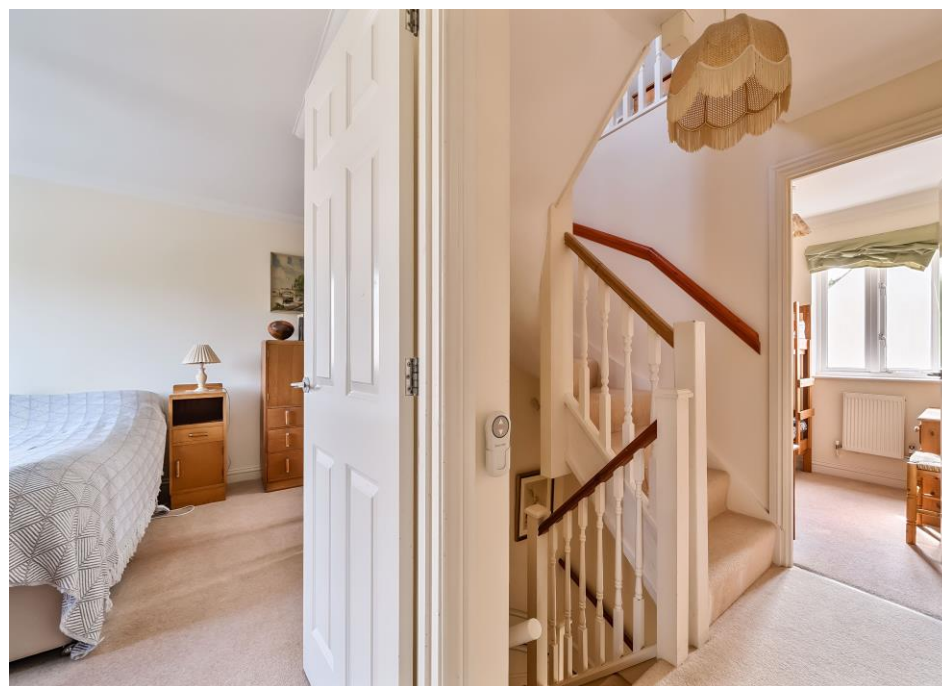
A spacious sitting room with a fitted gas stove and hearth, neutral carpet, four spot lights and a single panel radiator, double glass doors to the sun room.

### Sun room

A lovely room with low level walls, UPVC double glazed windows, a glazed roof, and slate floor with underfloor heating, a double panel radiator, also a fan, two spotlights with a further four spotlights with double doors to the patio and garden.

### First floor landing

Fitted airing cupboard with hot water cylinder and linen shelving with neutral carpet, single panel radiator and pendant light.



### Bedroom 1

This is a bright bedroom with a double glazed rear facing windows, neutral carpet, a single panel radiator, and two pendant lights with a wooden panel door leading to the ensuite.

### Ensuite bathroom

Fitted with a white suite, comprising of a low level w.c. and pedestal wash/hand basin, electric strip light, shaver point and double shower cubicle. It is tiled to chest height, with an extractor fan, ceiling recessed downlighters and an obscure window.

### Bedroom 2

A good sized double room with a fitted cupboard wardrobe, single panel radiator rear facing double glazed window with carpet and a pendant light.







### **Main bathroom**

This has a panelled bath with mixer tap and shower attachment, a pedestal wash hand basin and a low level w.c. The walls are tiled to chest height, and there is a shaver/light above the sink, two downlighters and a heated towel rail.

### **Bedroom 3**

A large front facing single room with single panel radiator, carpet and a pendant light with a double glazed window.

### **Bedroom 4**

A large front facing single room with single panel radiator, carpet and a pendant light with a double glazed window.

### **Loft room**

A large versatile room on the second floor with velux windows to the rear with countryside views, access to eaves storage space, carpeted and three pendant lights.





### Garage

A single garage with up and over door and power and light.

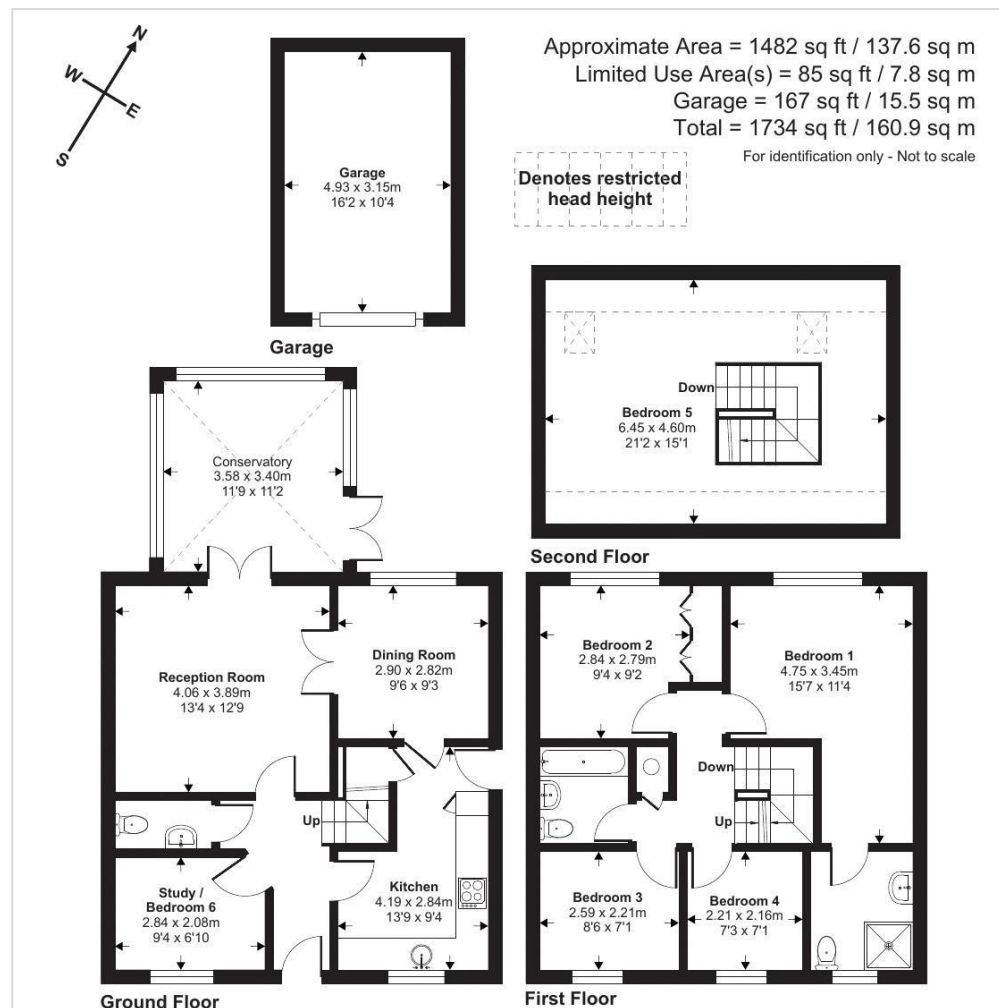
### Parking

Adjacent to the garage is a good sized parking space.

### Garden

A lovely sunny garden, with a gate leading to the side path which gives access to the kitchen and rear garden. The rear garden is paved and there is an attractive granite bench, steps to a paved area with space for a small greenhouse. A rear pedestrian gate leads to the garage and parking area.





### VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.