

A beautifully presented, refurbished, two-bedroom home, offering stylish accommodation arranged over two floors. Featuring a contemporary kitchen, spacious living/dining room with an exposed brick chimney breast, engineered oak flooring and a modern bathroom. Further benefits include off-road parking and a charming courtyard garden.

12 Ford Street | Moretonhampstead | TQ13 8LN

complete.

thoroughly good property agents

PROPERTY TYPE
Masionette

SIZE
687 sq ft

LOCATION
Moretonhampstead

AGE
2001

BEDROOMS
2

RECEPTION ROOMS
1

BATHROOMS
1

WARMTH
Gas Central Heating

PARKING
Off Road Parking

OUTSIDE SPACE
Courtyard Garden

EPC RATING
79 C

COUNCIL TAX BAND
A



in a nutshell...

- Beautifully Presented Two-Bedroom Maisonette
- Renovated Throughout
- Spacious Living/Dining Room
- Stylish Shaker-Style Kitchen
- Engineered Oak Flooring
- Contemporary Monochrome Bathroom
- Versatile Second Bedroom/Home Office
- Low-Maintenance Courtyard Garden
- Driveway Parking for Two
- Wonderful Countryside Views









the details…

Entering the property, you are met with a carpeted staircase with a painted spindle balustrade rises to the first-floor landing, providing access to a stylish kitchen and spacious living/dining room.
The kitchen is fitted with shaker-style wall and base units complemented by marble-effect worktops, brass-effect handles, metro-tiled splashbacks and luxury vinyl flooring. Features include a sink with a traditional mixer tap, space for a range cooker with an extractor hood above and additional appliances. Open timber shelving adds warmth and character.

The beautifully presented living/dining room features engineered oak flooring, recessed ceiling spotlights and two windows allowing natural light to flood the space. An exposed brick chimney breast with a freestanding stove-style electric fire creates an attractive focal point, whilst contemporary timber slat wall panelling defines the dining area. Generous proportions make this an ideal space for everyday living and entertaining.

A further carpeted staircase rises to the second-floor landing, providing access to two bedrooms, a contemporary bathroom and a useful storage cupboard. Both bedrooms feature engineered oak flooring and dormer windows. The principal double bedroom enjoys neutral décor, characterful sloping ceilings and ample space for freestanding furniture. The second bedroom, currently arranged as a home office, features timber slat wall panelling and built-in storage, offering versatility as a guest bedroom.
The stylish monochrome bathroom comprises a panelled bath with rainfall shower and handheld attachment, a black-framed glazed shower screen, a vanity wash hand basin and a WC with concealed cistern. White metro wall tiles, contrasting black fittings, marble-effect flooring, a heated towel rail and recessed spotlights complete the contemporary finish. An obscure-glazed window provides natural light and privacy.

Externally, the property enjoys an attractive rendered façade, with its entrance sheltered beneath a covered archway leading to the rear. A driveway provides off-road parking alongside a delightful, low-maintenance courtyard garden. Enclosed by timber fencing, the garden features a gravelled seating area, decorative paving, raised timber planters, established shrubs and climbing plants, creating an inviting setting for relaxing and alfresco dining. A timber garden shed provides additional storage.



what the owner loves most…

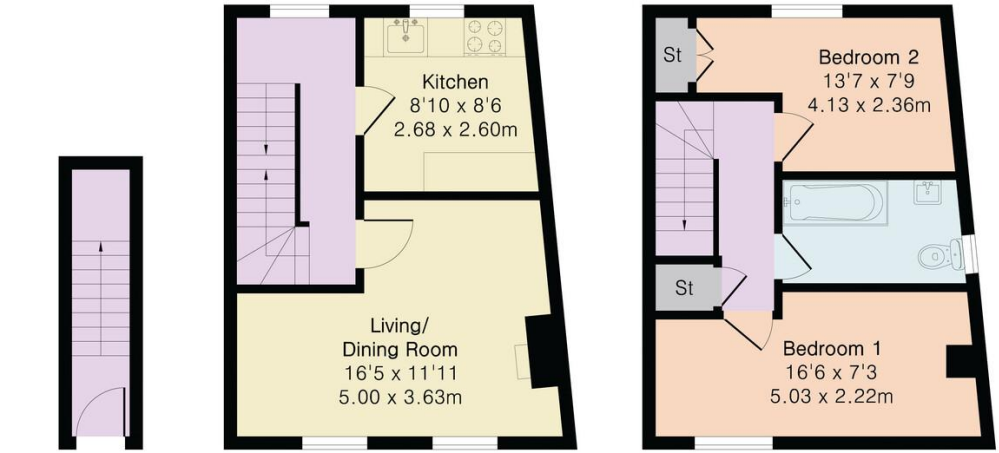
The property is light, spacious and a great location to the shops.



the floorplan...

Approximate Gross Internal Area 687 sq ft - 64 sq m

Ground Floor Area 39 sq ft – 4 sq m
First Floor Area 324 sq ft – 30 sq m
Second Floor Area 324 sq ft – 30 sq m



Ground Floor First Floor Second Floor

PINKPLAN

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complete.

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the location...

Moretonhampstead is self-contained and provides an excellent range of amenities including a range of shops, pubs & restaurants, swimming pool, modern recently constructed primary school, public library & hospital, dentists & vets. The cathedral city of Exeter is a pleasant twelve-mile drive. Exeter has a first-class shopping centre, wide range of amenities and links to the national road & railway network as well as an international airport. The property ideally located to access to the uplands of Dartmoor and the beautiful Teign Valley countryside to the north.

Shopping
Late night pint of milk: Co Op 0.1 miles
Town centre: Moretonhampstead 0.1 miles
Supermarket: Co Op 0.1 miles
Exeter: 12.1 miles

Relaxing
Beach: Teignmouth 17.5 miles
Park: 0.2 miles

Travel
Bus stop: (Ford Street) approx. 66 ft.
Train station: Newton Abbot 12.7 miles
Airport: Exeter 21.9 miles

Schools
Moretonhampstead Primary School 0.3 miles
Bovey Tracey Primary School: 7 miles
South Dartmoor Community College: 14.4 miles
Stover School: 10.1 miles

Please check Google maps for exact distances and travel times.
Property postcode: TQ13 8LN

how to get there...

From the A38 take the Drumbridges exit and follow the signs to Moretonhampstead. Proceed into the town on Station Road and keeping on this road proceed around to the left into Ford Street, where just past the Union Inn, the property can be found on the right.









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