



37 Forder Meadow



Town Centre 0.25 Miles, Exeter 14 Miles.

A deceptively spacious four bedroom detached residence with garden, garage and off road parking.

- Kitchen/Dining Room
- Sitting Room and Sun Room
- Study And Cloakroom
- Four Bedrooms And Loft Room
- Bathroom and En suite
- Garage, Parking And Gardens
- No Chain
- Freehold
- EPC Band D
- Council tax Band D

Offers In The Region
Of £420,000

SITUATION

Moretonhampstead is a popular Dartmoor town with an excellent range of facilities including health centre and primary school. The town has a supermarket, greengrocers, butchers/deli, together with pubs and hotels. From the town there are many footpaths leading into the surrounding countryside with easy access to the open moor. Dartmoor itself offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoors pursuits. The towns of Okehampton, Bovey Tracey and Newton Abbot are within easy travelling distance and Moretonhampstead is within easy commuting distance of the cathedral and university city of Exeter with its main line rail, international air and M5 motorway connections.

DESCRIPTION

A deceptively spacious four bedroom, three reception room, detached family home with garden, garage and off road parking. Situated within this favoured modern development, being with easy walking distance of this popular moorland town. A generous sun room has been added to the rear, whilst the loft has converted to provide additional works or hobby space. The property is double glazed and gas fired centrally heated and is offered with no ongoing chain.

ACCOMMODATION

Via entrance door to ENTRANCE HALL: Stairs to first floor (with stair lift), doors to, STUDY: Window to front elevation. CLOAKROOM: Comprising WC and pedestal wash basin. KITCHEN: Range of wall and base cupboards with work surfaces over and inset sink and drainer. Fitted gas hob with extractor hood over. Integral double oven, dishwasher and fridge/freezer, plumbing and space for washing machine. Tiled floor, window to front, external door to side path. Door to DINING ROOM: Window to rear garden, double doors to SITTING ROOM: Fitted gas stove and hearth, double doors to SUN ROOM: Low level walls with double glazed window surrounds and glazed roof. French doors to rear garden.

FIRST FLOOR LANDING: Staircase to second

floor. Fitted airing cupboard with hot water cylinder and linen shelving. Doors to, BEDROOM 1: Window to rear aspect, door to EN SUITE: Comprising WC, pedestal wash basin, electric strip light and shaver point. Double shower cubicle with main shower, opaque window to front. BEDROOM 2: Window to rear aspect, fitted wardrobe cupboard. BEDROOM 3: Window to front aspect. BEDROOM 4: Window to front aspect. FAMILY BATHROOM: Panelled bath with mixer tap and shower attachment. WC, pedestal wash basin, electric strip light and shaver point. heated towel rail. LOFT ROOM: A superb multi function room with Velux windows to rear, offering views over the town to the countryside beyond. Access to eaves storage space.

OUTSIDE

To the front of the house is a paved area with established shrubs/plants, enclosed by iron railings. External tap and electric socket. A gate opens to the side path, giving access to the kitchen and to the rear garden. Being paved with attractive granite bench seat and space for pots, patio furniture etc. Steps from here lead down to a further paved area with gate leading to the GARAGE: with up and over door, adjacent is an allocated parking space.

SERVICES

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

DIRECTIONS

what3words juggles.mattress.escape. For Sat Nav purposes the postcode is TQ13 8JB.





Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32-35) A</p> <p>(31-33) B</p> <p>(29-30) C</p> <p>(25-28) D</p> <p>(20-24) E</p> <p>(15-19) F</p> <p>(1-14) G</p> <p>Not energy efficient - higher running costs</p>		65	77
England & Wales		EU Directive 2002/91/EC	

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