



18a Fore Street | Moretonhampstead | Devon TQ13 8LL  
£425,000 Freehold

**STUART  
OLIVER**  
RESIDENTIAL

## Property Location

TQ13 8LL

A charming four bedroom end of terrace home full of character located in the centre of Moretonhampstead. The property benefits from a single garage providing parking. The property is presented in good condition throughout and is an ideal family home located close to all the local amenities.

- Charming home full of character
- Single garage
- Four bedrooms
- Ensuite and family bathroom
- Fabulous kitchen/diner/family room
- Further main reception room
- Wc on every level
- Pretty courtyard garden
- Fantastic central location
- Double glazed throughout
- Gas central heating

## Situation

Moretonhampstead is a lovely characterful town with many local amenities giving it a village feel. The town offers a variety of shops, pubs, cafes and restaurants. Schooling is provided locally with a primary school and a pre-school. There is a local doctor's surgery, dentist and a local vet. The town has a charming square which is within 200yds yards of this property via a level walk. The town is surrounded by beautiful local countryside offering wonderful moorland walks and pursuits. Transport links include access to the A30 and the A38 dual carriageways which lead you to the motorway network. The B3212 leads you to Exeter which is approximately 12 miles away.





Upon arrival in this lovely central square you will find the property to the right. The square leads up to the beautiful parish church and down to the town centre. Once inside you are greeted by a spacious entrance hall which has tiled flooring and the staircase to the first floor, doors to the kitchen/diner, downstairs wc and the garage. The kitchen/diner/snug is a lovely spacious room and is the real heart of the house. The kitchen area has a good range of base and eye level units with ample work tops. There is a built in Richmond electric range cooker with a ceramic induction hob. There is space and plumbing for a dishwasher and space for a fridge/freezer. The kitchen has a door out to the rear patio garden. From the kitchen area the room opens into the dining area and further seating area/snug for entertaining. From the entrance hall there is a door to the garage which has space and plumbing for a washing machine beneath a work surface and the gas boiler. The garage has an up and over door with a further personal door giving side access.

Stairs rise from the entrance hall to a bright and spacious first floor landing which has a window through to the reception room and doorway and a door to the main bedroom suite. The main reception room faces south to the rear and has large upvc windows allowing plenty of afternoon sunshine and light. This room has a feature fireplace which is granite and has a granite Bressemer and hearth. The reception room has access to an under stairs cupboard for storage. The main bedroom is located to the front and has an attractive bay window overlooking the square. This is a lovely spacious bright room and benefits from a built in cupboard. From the main bedroom there is a door to a dressing area which has a window to the front and built in wardrobes and a further door to the ensuite shower room.

From the first floor stairs rise to the spacious top floor landing which has doors to the three further bedrooms and the family bathroom. The second bedroom is a good sized double room with a a dormer window, eaves storage and a built in wardrobe. Bedroom three is also a double bedroom with a Velux window allowing plenty of natural light there is also plenty of eaves storage. The fourth bedroom is a generous single bedroom/small double with a Velux window offering lovely views over Holcombe Hill and the parish church. This room also benefits from plenty of eaves storage. The family bathroom is spacious with a matching white three piece suite including a wc, wash hand basin and a wooden panelled bath with an electric shower over.

Outside to the rear there is a very pretty walled courtyard garden with plenty of space for seating/entertaining, a timber shed and gated side access. There is a stone seating area which makes for a wonderful barbecue area during the summer months.

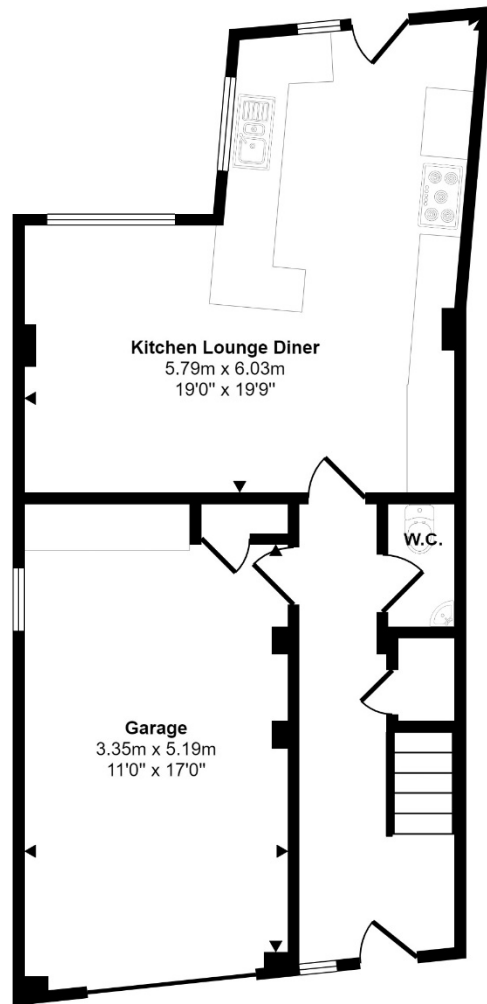
This is a fabulous home with the huge advantage of being so central yet with a single garage! This is one not to be missed.





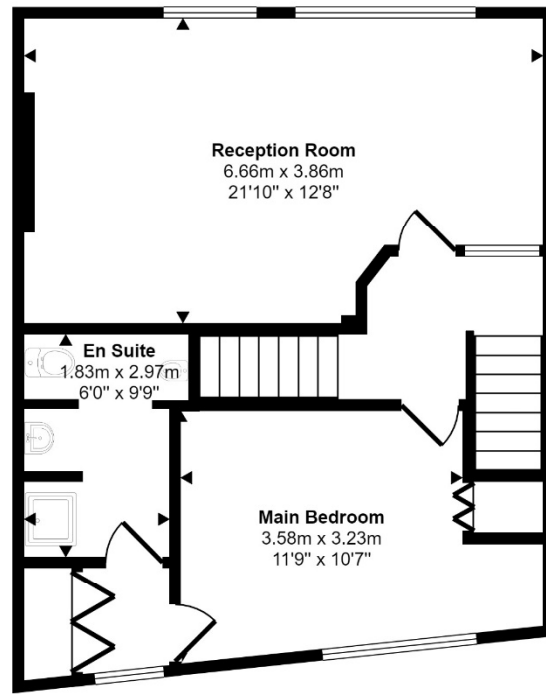


Approx Gross Internal Area  
160 sq m / 1722 sq ft

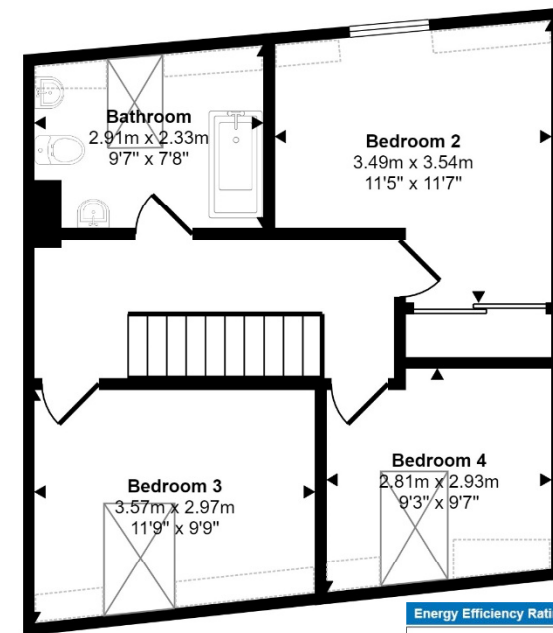


Ground Floor  
Approx 60 sq m / 642 sq ft

Denotes head height below 1.5m



First Floor  
Approx 54 sq m / 582 sq ft



Second Floor  
Approx 46 sq m / 497 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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