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properties



## The Flat

11 Ford Street, Moretonhampstead, Devon TQ13 8LN

**£199,950** Leasehold



## The Property

11 Ford Street is a spacious town centre flat with a metal spiral staircase rising to the first floor entrance into the kitchen/dining area. The dining room has a wooden floor and a built in wooden cabinet with an undercounter built in fridge. From the dining room you can access the kitchen which has a range of base and wall mounted cabinets and a vinyl worktop. There is a chest height oven fitted, a separate gas hob, a double basin sink and space for a dishwasher beneath. The large sitting room is adjacent to the dining room and is a lovely bright space with two large double glazed sash windows and a fireplace with a plug in electric fire. The main bedroom and bathroom for the flat are located on the first floor. The bedroom has a built in wardrobe and been recently fitted with new carpets and been redecorated and the bathroom has a large vanity unit built in with space for a washing machine and plenty of storage. There is also a bath fitted and a low level w.c. A recently re-carpeted stairwell rises to the second floor with a bright landing area which could be used as a study space and there are two further bedrooms, the larger of which has use of a refurbished shower room and a lovely view across the hills surrounding Moretonhampstead.

## Situation

The Flat is located just off the centre of the town on Ford Street. The shops and excellent amenities are just moments walk away where there is a host of day to day and specialist shops, a library, post office, dentists and doctors surgeries and a veterinary practice. The town has a smart modern primary school with a pre school and there is a parish church and chapel. The town is surrounded by countryside walks and has great access to nearby Mardon Down by foot or car and the open moor itself is just a few minutes drive away. The town has a sports centre and a football and cricket pitch, bowling club, tennis club, skate park and an open air swimming pool in the summertime. Exeter is only 12 miles away and the A30 and A38 are equidistant at about 8 miles.

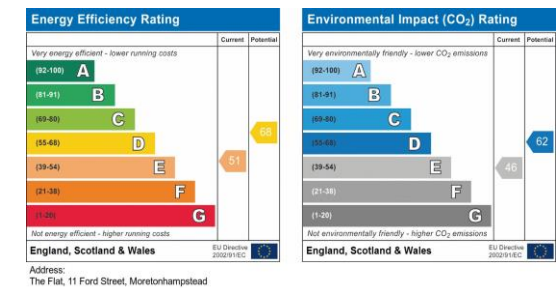
## Services

Main gas, electricity, water and drainage.

## Council tax band

Band B

- Spacious flat in the centre of Moretonhampstead
- Very large sitting room
- Kitchen and dining room
- Three bedrooms (two double and one single)
- Good sized bathroom
- Newly refitted shower room
- Views over the rooftops to Butterdon
- Double glazed throughout
- Gas fired central heating
- Set back from the road in a shared courtyard





### Directions

Find the cobbled town square and turn in an easterly direction and walk past the pharmacy and Gateway restaurant to the main road. Carry on walking down past the Union Inn pub on your right hand side and there is a large green gate which is the entrance to the communal courtyard and the spiral staircase to the flat is on the right.

### What three words

Juggles Aimed Dumps

### Exterior

The flat is accessed via a large green gate from Ford street and enters into a communal courtyard with a garage for another property and entrances for three other properties.

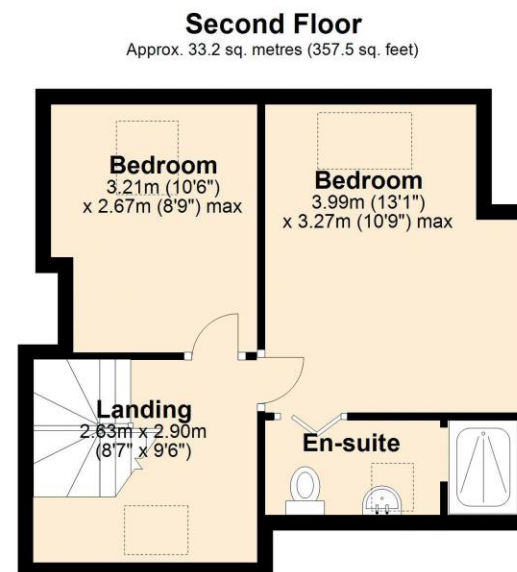
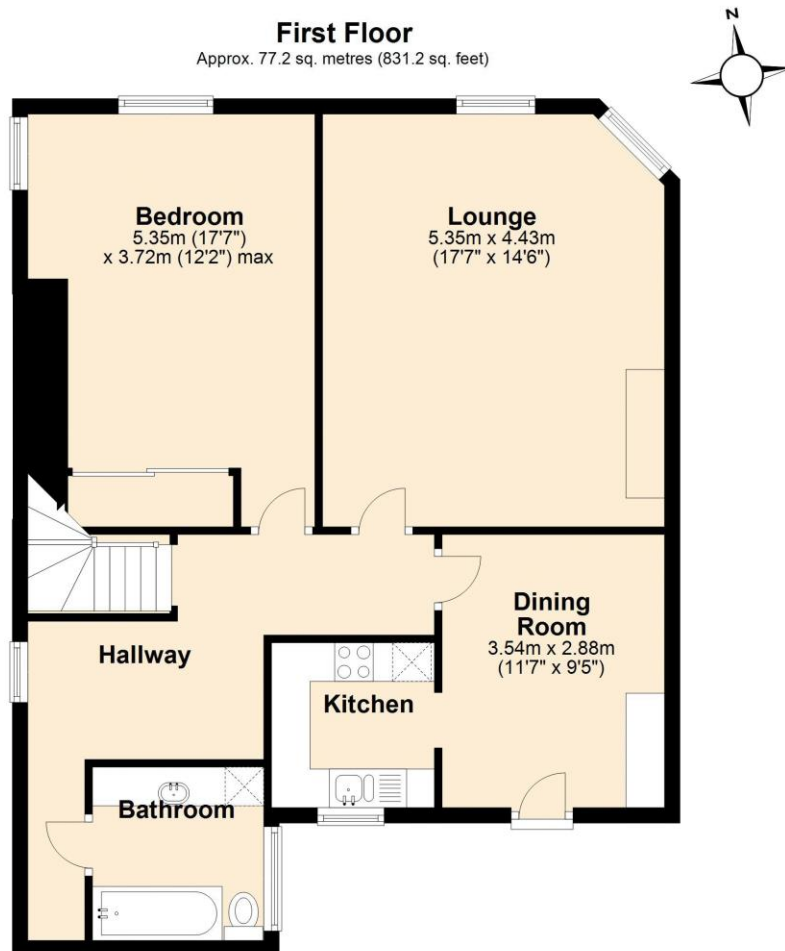
### Internet speed

Average 52.6 download speed Average 13.4 upload speed

### Tenure

Leasehold with 999 years remaining.





Total area: approx. 110.4 sq. metres (1188.8 sq. feet)

**VIEWING BY APPOINTMENT ONLY**

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