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properties



## Heidi's House

9 Ford Street, Moretonhampstead, Devon TQ13 8LN

**£165,000** Leasehold



### The Property

Heidi's House is accessed via a communal courtyard which is shared between three other properties, upon entering Heidi's House you come into the kitchen which is a large bright space with a tiled floor and modern kitchen cabinets. There is a wood effect worktop with space for a cooker and washing machine beneath and overhead storage on the opposite wall as well as a large under stairs cupboard for further storage. From the kitchen you can access the sitting room which has two double glazed windows and plenty of space for sofas. On the first floor there are two bedrooms: one single bedroom with a double glazed velux window and a bright double bedroom with a double glazed window looking out to the front of the property. There is a bathroom on the first floor with a fully tiled shower cubicle and thermostatic shower, a sink with a vanity unit beneath and a low level w.c.

### Situation

Heidi's House is located just off the centre of the town on Ford Street in a shared courtyard. 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

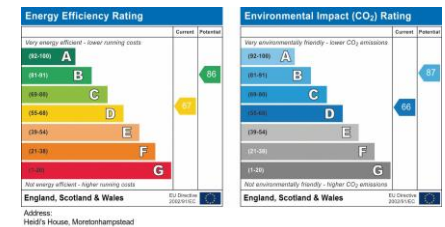
Main gas, electricity, water and drainage.

### Council tax band

Band B



- Town centre cottage
- Large sitting room
- Good sized fitted kitchen with plenty of storage
- Main bedroom
- Single bedroom
- Shower room
- Level walk into Moretonhampstead
- Set back from the road in a shared courtyard
- Double glazed throughout
- Gas fired central heating



### 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 Heidi's House is on the left.

### Exterior

Heidi's House 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.

### What Three Words

Springing Marathons Factored

### Internet speed

Average: 52.9 download speed Average: 13.4 Upload speed

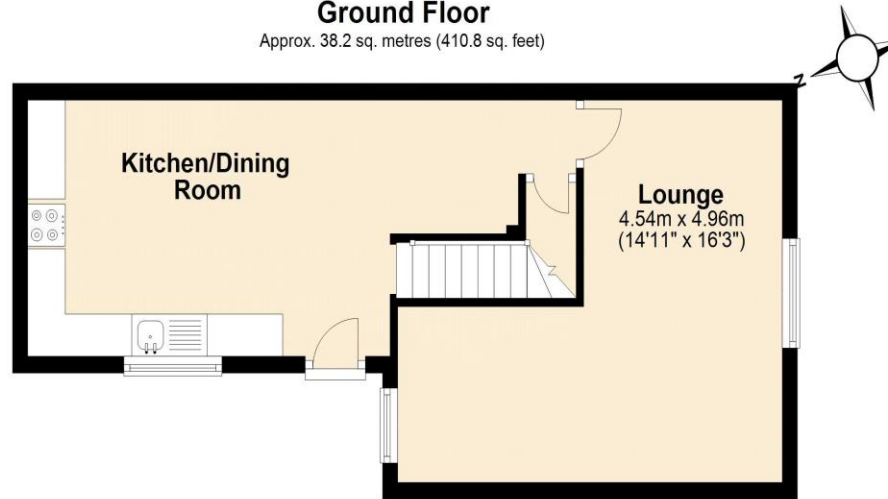
### Tenure

Leasehold with 999 years remaining.



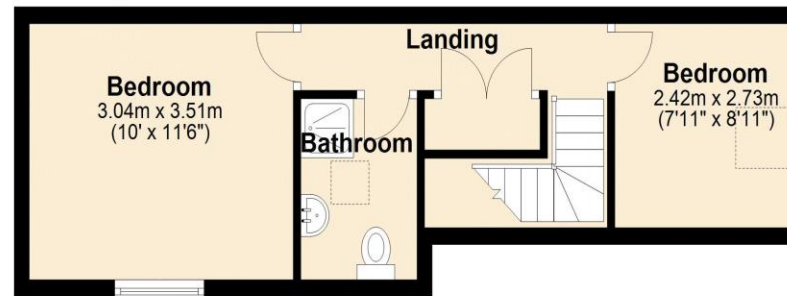
## Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 66.8 sq. metres (719.2 sq. feet)

### VIEWING BY APPOINTMENT ONLY

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