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REF: DRC00155

**25 Sawyers Close  
MORETONHAMPSTEAD TQ13 8FD**

*A recently built and immaculately presented 2 bed mews style house in a quiet cul de sac, convenient for shops and school*



*Hall, Lounge, Kitchen, 2 Bedrooms Bathroom, Garden,  
Off-road parking.*

**£165,000**

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**25 Sawyers Close** is a recently completed (2013) two bedroom mews style house with a warm and cosy interior due to mains gas central heating, full double glazing and modern standards of insulation. The standard of presentation is as new and the attractive garden has been enclosed and landscaped for minimum maintenance with a colourful selection of shrubs in raised beds between paved pathways. By the front of the house there is dedicated parking for one vehicle.

**Sawyers Close** is a cul-de-sac located on the western outskirts of Moretonhampstead. With no through traffic the location is quiet yet convenient, being just over 300 metres from the central shops, library and other facilities and just over a quarter of a mile from the school.

**Moretonhampstead** is a small moorland town within the Dartmoor National Park with a lively community of all ages. The open landscape of the high moor is easy to access from the town. Within the town there is a variety of shops, churches, library, bank, swimming pool, inns and hotels. The new primary school and a new leisure centre are located on the outskirts of the town. Exeter and Newton Abbot, with good road and rail links to other parts of the country, are both approximately 12 miles away, with Okehampton only 14 miles to the north west. Many sporting activities are available in the vicinity including fishing, riding, tennis, swimming and bowls and there is a golf course at the Bovey Castle Hotel nearby.

**Entrance Hall:** Front door with obscure glazed light. Fitted coat rack. Radiator. Enclosed straight flight staircase to first floor. Wall -mounted central heating thermostat. Door to:

**Lounge:** 12' 11" x 10' 4" (3.93m x 3.15m): Window to front elevation. Radiator. TV aerial and telephone points. Doors to Kitchen and walk-in understair cupboard with electric light.



**Kitchen:** 9' 3" x 9' 10" (2.82m x 2.99m) plus deep recess: Door with double glazed panels to garden with window beside. Range of fitted units of cupboards and drawers with matching wall cupboards to two sides. Inset Lamona 4 ring gas hob with extraction cooker hood over and built-in electric fan assisted oven/ grill beneath. Space beneath units for refrigerator and automatic washing machine. Wall-mounted Vaillant Ecotech Pro 28 gas-fired combi boiler providing hot water and central heating Tiled splashbacks. Pelmet lighting beneath wall units. Radiator. Door to:

**Cloakroom:** Obscure glazed window to rear elevation. Close coupled WC. Pedestal hand basin with tiled splashback. Radiator.

**Landing:** Access hatch to roof storage area.

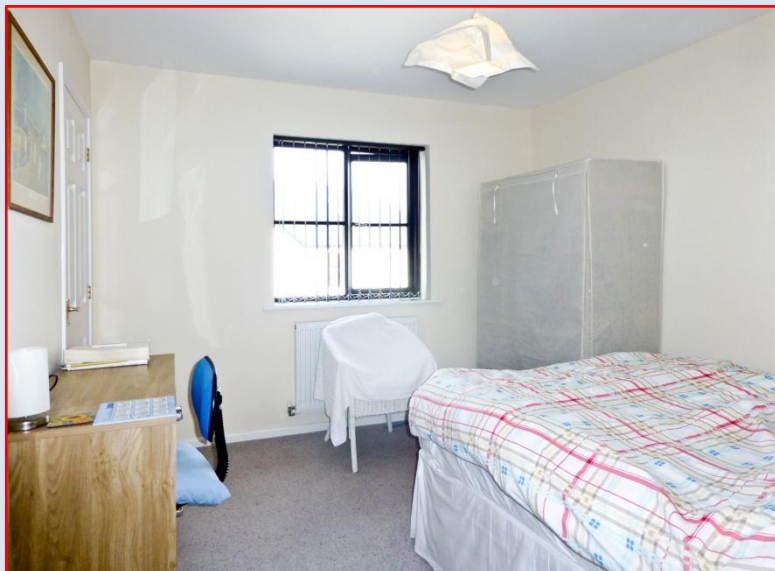


**Bedroom 1: 11' 10" x 10' 4" (3.60m x 3.15m):**

Window to front elevation, Radiator. TV and telephone points. Door to walk in airing cupboard with slatted linen shelf and radiator.

**Bedroom 2: 10' 4" x 7' 0" (3.15m x 2.13m):**

Window to rear elevation. Radiator. TV aerial point.



**Bathroom: 6' 5" x 6' 2" (1.95m x 1.88m):** Obscure glazed window to rear elevation. White three piece suite comprising panelled bath with tiled splashback, glazed shower screen and Bristan electric shower over. Pedestal hand basin with tiled splashback and electric shaver point. Close coupled WC. Radiator.

**Outside:** At the front of the property there is a border bed with crushed slate and tubbed shrubs, and a slightly ramped paved pathway leads steplessly to the front door. Dedicated parking bay for one vehicle adjacent to the front door. At the rear there is a garden enclosed with timber lap fencing, having trellis panels over for extra privacy. Adjacent to the back door there is a paved seating area with paved paths leading around timber boarded raised beds for ease of maintenance. A pedestrian gate and enclosed pathway provide rear access.

Garden photo

**Services and Outgoings:** Mains water, gas and electricity. Council tax band B

**Agent's Note:** All windows are fitted with slatted or roller blinds and these are included in the sale.

**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01647 432277

**AGENT'S NOTE:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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