

*** ONLINE VERSION *** | Chapel Hill, Longdown

£229,000



DBX1869

Semi-Detached

2 Bedrooms

A SEMI-DETACHED CHALET BUNGALOW BACKING ONTO OPEN FIELDS WITH RURAL VIEWS IN A SOUGHT AFTER VILLAGE

* 24' Kitchen/Breakfast Room * Sitting Room * Ground Floor Bedroom * Bathroom * First Floor Master Bedroom * Enclosed Gardens * Small Workshop/Store * Garden Shed * Off Road Parking for 2 Cars * Gas Central Heating * uPVC Double Glazing *

Moonraker is a delightful semi-detached chalet bungalow which has been extended and improved over the years. The accommodation comprises a 24' modern fitted kitchen/breakfast room, good size sitting room, ground floor bedroom and bathroom and a large master bedroom to the first floor. The location is quiet and idyllic and the property backs onto open fields at the rear and enjoys some wonderful views of the surrounding rural countryside. The gardens are well enclosed and there is parking to the front for two cars. Moonraker is heated by gas central heating, supplied by LPG and is fully double glazed. This is an attractive low maintenance property, ideal for anyone wanting a peaceful and tranquil location.

Located down a quiet country lane, Moonraker is situated in the popular village of Longdown, just under four miles from the city of Exeter. Longdown has a range of amenities including parish church, an active village hall and village pub, the Lamb Inn and is a convenient location for those wishing to enjoy the rural lifestyle yet still be within easy reach of the city of Exeter.

DIRECTIONS: Leave Exeter on the B3212 towards Moretonhampstead. Follow this road and enter the village of Longdown. Just past the Lamb Inn on your right, turn right into Chapel Hill, signposted for Tedburn St Mary. Follow this

lane for approximately a third of a mile and Moonraker can be seen on the right hand just, just on the bend. If you get to the village hall then you have gone too far.

The **ACCOMMODATION** comprises with approximate measurements:-

ALUMINIUM GLAZED ENTRANCE DOOR:

KITCHEN/BREAKFAST ROOM: 23'7 x 6'3 (7.19m x 1.9m). A galley style kitchen with a good range of fitted wall and base units in light wood with roll edge work surfaces and incorporating a stainless steel sink unit with mixer tap. Built in Whirlpool electric oven with hob and extractor over. Space and plumbing for washing machine and space for under counter fridge and freezer. Tiled splashbacks. Ceiling spotlights. Telephone point. Tiled floor. Door to sitting room.

SITTING ROOM: 15'10 x 13'1 (4.83m x 3.99m). With coal effect electric fire in marble hearth with wood surround. Large double glazed window to front aspect. Open plan staircase to first floor. Central heating radiator. Night storage heater. Archway to inner hallway.

INNER HALLWAY: With hat and coat hooks. Bedroom and bathroom off.

GROUND FLOOR BEDROOM: 10'6 x 6'5 (3.2m x 1.96m) plus wardrobe recess. Range of fitted wardrobes along one 6'5 (1.96m) wall, one of which houses the Baxi combination central heating boiler. Double glazed window to rear aspect affording lovely views over the open fields. Central heating radiator.

BATHROOM: 10' x 4'9 (3.05m x 1.45m). With white suite comprising panelled bath with handgrips with Triton Rapide shower over, low level WC and pedestal wash hand basin. Ladder style central heating radiator. Extractor fan. Tiled flooring. Ceiling spotlights. Part tiled walls.

FIRST FLOOR:

SMALL LANDING: With under eaves storage cupboard.

BEDROOM: 17'3 x 9'8 (5.26m x 2.95m). A triple aspect room with double glazed windows on three sides. Lovely views from the rear window over open fields, surrounding countryside and towards the city of Exeter. Central heating radiator.

OUTSIDE: The property has gardens to the rear and side and comprises a patio area and area of lawn, there is also a wishing well. The gardens are private and well enclosed and enjoy good sunshine throughout the day. Backing onto open fields, the outlook and views are very pleasant and the gardens are an ideal place to sit and enjoy the rural countryside. There is a timber garden **SHED** approximately 8' x 6' (2.44m x 1.83m) and a useful store room/workshop with fitted shelving. To the front of the property is a gravelled driveway which provides off road parking for two cars.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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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