



Set within the peaceful Waterleat Walk on the outskirts of Ashburton, this spacious two double-bedroom park home offers fitted wardrobes, fitted kitchen, cosy extended lounge, and wonderful gardens enjoying countryside views from every aspect. With off-road parking and a welcoming community, it's the perfect blend of comfort and tranquility on the edge of Dartmoor.

D10 Waterleat Walk | Ashburton | TQ13 7NL





PROPERTY TYPE
Park Home



SIZE
458 sq ft



LOCATION
Ashburton



AGE
1984



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
LPG Gas



PARKING
Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
N/A



COUNCIL TAX BAND
A



in a nutshell...

- Detached Park Home
- Cosy, Extended Lounge
- Electric Fireplace
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Beautiful, manicured Gardens
- Parking for one Vehicle
- Over 18's
- Pitch Fee- £180.98



the details...

Tucked away in the peaceful surroundings of Waterleat Walk on the outskirts of Ashburton, this beautifully maintained two-bedroom park home presents a wonderful opportunity to enjoy calm, semi-rural living on the edge of Dartmoor National Park.

The home offers a thoughtfully arranged layout with two well-proportioned bedrooms, both benefitting from fitted wardrobes, a bathroom with walk in shower cubicle, a separate kitchen, and a light-filled extended lounge/diner featuring exposed beams that lend a touch of character and warmth. Outside, the private garden provides an ideal spot to relax and take in the soothing sounds of the nearby stream and full of mature shrubs and trees. There is also a useful shed in the rear garden fitted with power and light. Allocated parking sits conveniently beside the property for easy access.

Ashburton Park is highly regarded for its friendly community and tranquil atmosphere, providing the best of both worlds, peaceful living just a short distance from Ashburton's charming town centre, where you'll find independent shops, cafes, and local amenities. Excellent road links via the A38 ensure simple travel to Exeter, Plymouth, and the wider region.

Pitch Fee- £180.98

Heating: Bottled LPG Gas.

Services: Mains Water & Electricity.

Sewerage - Site Septic Tank.

Age Restriction: 18 years and over.

Pet Restriction: 1 dog / 2 cats / 1 of each.

Vehicles: 1 vehicle.

Approximate Gross Internal Area 458 sq ft - 43 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.



the location...

Situated on the North side of Ashburton and on the edge of Dartmoor National Park, with its impressive Queen Anne architecture & convenient shops, cafes & independent shops. Benefitting from its own nursery, state primary & secondary schools & small, independent school. Ashburton is situated just off the A38 Expressway, ensuring convenient travel to Newton Abbot, 7 miles, Plymouth & Exeter, both within 25 miles & stunning beaches. This historic Stannery Town is on the doorstep of Dartmoor with its Tors, ponies & the River Dart.

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 7NL

how to get there...

From Drumbridges Roundabout, join the A38 westbound, signposted Plymouth and Ashburton. Take the Ashburton exit and, at the end of the slip road, turn right towards Ashburton town centre. Continue along this road and take the third right-hand turning into Balland Lane. Follow Balland Lane before turning left into Balland Park, then carry on past the Spar shop. At the junction, turn right onto Roborough Lane, then take the sharp left into Rew Road. Continue for approximately one mile, then take the first left turning into Waterleat Walk, where the property can be found towards the end of the private road.

Need a more complete picture? Get in touch with your local branch...

Tel 01626 832 300
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &
new homes

signature
homes

complete.