

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.





























## 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, semirural living on the edge of Dartmoor National Park.

The home offers a thoughtfully arranged layout with two wellproportioned 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, A PINK PLAN Plymouth, and the wider region.

Pitch Fee-£180.98

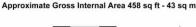
Heating: Bottled LPG Gas.

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.













## 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 righthand 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.



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.

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