



A single-storey park home offering strong potential for modernisation, with one bedroom, a walk-in shower room and an open-plan kitchen/living area with bay window and wood burner. Generous patio, two storage units and allocated parking. Set within the peaceful, friendly Ashburton Park community.

D8A Waterleat Walk | Ashburton | TQ13 7NL

**complete.**

thoroughly good property agents





PROPERTY TYPE  
Park Home



SIZE  
333 sq ft



LOCATION  
Ashburton Park



AGE  
1997



BEDROOMS  
1



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
LPG Central Heating



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
N/A



COUNCIL TAX BAND  
A



### in a nutshell...

- Park Home
- Well-arranged layout
- Open-plan kitchen, dining, and bay-fronted living area.
- Wood burner
- One bedroom
- Shower room
- Generous patio
- Parking for one Vehicle
- Over 18's
- NO ONWARD CHAIN



## the details...

This single-storey park home presents an exciting opportunity for buyers looking to modernise and create a space tailored to their own tastes. Offering a well-arranged layout and plenty of scope for improvement, it is ideal for those seeking a project or a cosy home to personalise.

A small entrance hall leads into the accommodation, which includes a comfortable bedroom and a bathroom fitted with a walk-in shower. The open-plan kitchen, dining, and living area forms the heart of the property, with a charming bay-fronted living space that feels bright and inviting. A wood burner provides both warmth and character, serving as a focal point in the room. A handy storage cupboard is also located off the hallway. With the entrance facing approximately northeast, this park home offers an efficient layout and excellent potential for buyers wishing to refresh and enhance the interior to suit their needs.

Outside, the property benefits from a generous patio area offering ample room for outdoor seating or a storage unit. There is full 360-degree access around the park home, providing convenience and ease of maintenance, along with an additional storage unit positioned on the opposite side for extra practicality. 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.

**Approximate Gross Internal Area 333 sq ft - 31 sq m**



Ground Floor

 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 doors, 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 shown is for initial guidance only and should not be relied on as a basis of valuation.

**complete.**

Pitch Fee- £177pm approx.

Heating: LPG Central Heating.

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 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 on the right of the private road.



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