

SIMPLY GREEN

Cooks Close, Ashburton, Newton Abbot, TQ13 7AN
Newton Abbot



Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

- Modernised Throughout
- Large Plot
- Perfect Family Home
- Three Well Proportioned Bedrooms
- Close To Local Amenities
- Situated On The Edge Of Dartmoor National Park
- Far-Reaching views
- Utility & Downstairs W/C
- Wrap-Around Landscaped Gardens
- 3 Year Devon Rule Applies

Property Type: Semi Detached House

Council Tax Band: C

Tenure: Freehold

Agent Notes

This property is subject to restrictions under the Housing Act 1985, whereby any person interested in purchasing it must meet one of the following criteria:

1. They have lived in the locality for a period of three years immediately preceding the proposed date of purchase; or
2. They have worked in the locality for a period of three years immediately preceding the proposed date of purchase.

Services: Mains Electricity, Gas Central Heating, Mains Water, Mains Drainage

Local Authority: Teignbridge District Council



This well-presented semi-detached home is situated in the charming town of Ashburton, nestled on the edge of the Dartmoor National Park. Tastefully modernised throughout, the property offers a blend of contemporary living and comfortable family space. The ground floor features a spacious lounge, a dedicated dining area, utility, downstairs w/c and a well-appointed kitchen. Upstairs, the property comprises three bedrooms along with a stylish and modern shower room. Externally, the home benefits from beautifully landscaped gardens, providing an ideal setting for outdoor relaxation and entertaining





Ground Floor Accommodation

As you step into the property, you are welcomed into a bright entrance lobby, which features slate-finished shelving and a staircase leading to the first floor. This space flows seamlessly into the open-plan dining area and kitchen, creating a welcoming and sociable layout. The lounge is generously proportioned and benefits from dual-aspect windows, allowing for plenty of natural light. The room has been modernised and features a contemporary fireplace surround, along with attractive oak-style flooring that adds warmth and character. The dining area is light and airy, with double French doors opening onto the rear garden—ideal for indoor-outdoor living. From here, you have direct access to both the kitchen and a separate utility room, as well as a convenient downstairs W/C. The kitchen has been tastefully updated and offers ample storage with oak-style cabinetry, complemented by black marble-effect worktops. It includes a range of integrated appliances, such as a ceramic hob, eye-level double electric oven, dishwasher, and space for a fridge freezer. A stainless steel sink unit sits beneath a window, enhancing the practicality of the space, while the boiler is also neatly housed within the kitchen. The utility room provides additional workspace and has plumbing for a washing machine, along with a rear door leading to the garden—perfect for everyday convenience. The downstairs W/C is well-appointed with a wash basin, a ladder-style heated towel rail, and stylish slate-finished shelving for added storage.

First Floor Accommodation

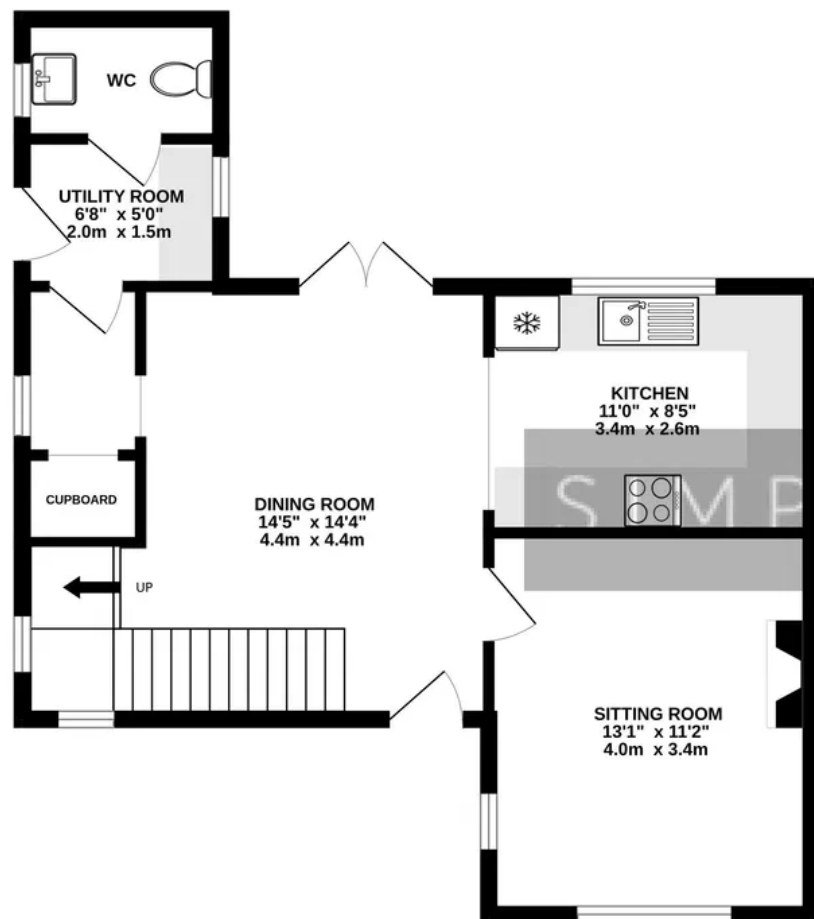
As you ascend to the first floor, you are welcomed by a bright and airy landing that sets the tone for the upper level of the home. The principal bedroom is generously proportioned and thoughtfully modernised, offering an inviting retreat with stunning views across the rolling hills — an ideal space for relaxation and comfort. The second bedroom is also well-sized, enjoying a pleasant outlook over the rear of the property, making it an excellent option for guests or family members. Bedroom three features a recessed area currently arranged as a home office, though it offers flexible potential to serve as a nursery or children's bedroom, depending on your needs. The shower room continues the modern aesthetic, featuring sleek white tiling and a spacious walk-in shower. It also includes a contemporary WC and wash basin, completing the upper floor with both style and practicality.

External Features

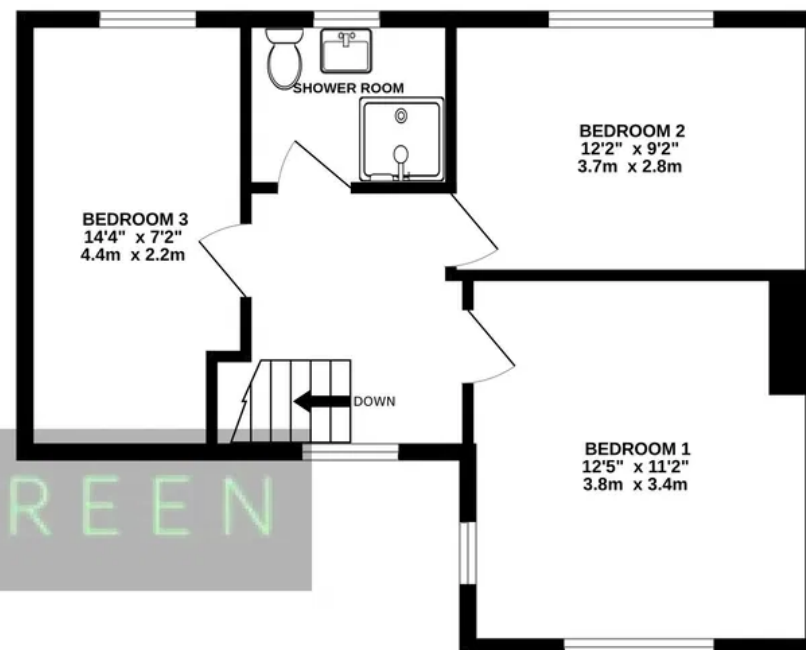
Externally, the property boasts a generously sized, wraparound garden that extends across three sides of the home, from front to rear. Recently landscaped to a high standard, the garden offers a variety of thoughtfully designed outdoor spaces, including three well-maintained lawned areas, a decked seating area with pergola, a second decked terrace ideal for outdoor dining, and stone-chipped pathways that meander through the grounds. The garden also features a garden shed for storage, a selection of established shrub beds, mature trees, and raised planters that add structure and colour throughout the seasons. The entire space is enclosed with smart fencing and mature hedging, providing both privacy and an attractive backdrop. A rear gate offers convenient access to a pedestrian pathway. Approaching the property, access is via a shared path with the neighbouring home, which runs in front of the adjoining property, offering a pleasant and well-kept entrance to the residence.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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