



Connells

Waterleat Walk Ashburton Park
Ashburton Newton Abbot

Waterleat Walk Ashburton Park Ashburton Newton Abbot TQ13 7NL

for sale guide price
£190,000



Property Description

**** GUIDE PRICE £190,000 - £200,000****

Nestled in the serene Ashburton Park, Waterleat Walk presents an immaculate two bedrooms home that promises comfort and tranquility. This 14 year old property stands as one of the largest homes within the development, measuring a generous 40ft x 20ft.

Upon entering, you are welcomed by a spacious kitchen adorned with floor and wall mounted units showcasing a high gloss neutral finish. It includes an integrated electric oven with a gas hob and spaces for essential white goods. The kitchen's large window offers delightful views. The heart of the home is the expansive living/dining area, boasting triple aspect windows and French doors that bathe the room in natural light. The space is ample enough to accommodate a variety of furniture arrangements and a 6 seater dining table, perfect for hosting gatherings.

Both bedrooms are comfortably sized doubles, featuring a neutral decor and peaceful garden outlooks. The master bedroom is enhanced with built in wardrobes, providing ample storage space.

The property benefits from a sunny wrap-around garden, complete with a lawned section, vibrant plant borders, and mature shrubs, creating an idyllic outdoor retreat. Additionally, there's a small outhouse for extra storage and an allocated parking space for convenience.

Front Of The Property

Allocated parking space with multiple entrances into the home. Fence surrounds the property.

Kitchen

9' 3" max x 12' 4" max (2.82m max x 3.76m max)

Double glazed window and door to the side of the property, wall and base units, electric oven, gas hob with extractor over, one bowl stainless steel sink/drainer, space for undercounter fridge, space for undercounter freezer, space for washing machine and a wall mounted radiator.,

Living / Dining Room

18' max x 19' 3" max (5.49m max x 5.87m max)

Double glazed windows surrounding the property overlooking the front and side, door to the front and French doors to the side, feature fireplace with electric fire, space for large dining table and two wall mounted radiators.

Bedroom One

9' 3" max x 11' 9" max (2.82m max x 3.58m max)

Dual aspect double glazed windows to the rear and side of the property, fitted wardrobes and a wall mounted radiator.

Bedroom Two

9' 3" max x 12' max (2.82m max x 3.66m max)

Dual aspect double glazed windows to the rear and side of the property and a wall mounted radiator.

Bathroom

Obscure double glazed window, bath with shower over and mixer taps, WC, wash hand basin and a wall mounted heated towel rail.

Rear Of The Property

Lawned area to the rear, offering a wonderful space to relax with mature plants and shrubs, patio area to the front and access to the handy outbuilding offering additional storage space.

Location

Situated at the end of a cul-de-sac, Waterleat Walk offers a quiet and private setting within the well-maintained park homes site. Its proximity to the A38 Devon Expressway ensures easy access to Plymouth, Exeter, and the M5, making it ideal for commuters. The nearby town of Newton Abbot and the stunning Dartmoor National Park provide ample opportunities for shopping, leisure and outdoor activities.

Agents Note

Ground Rent: £222.53 pcm

LPG Gas

Pets: One dog/one dog and one cat/two cats allowed.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or

another professional - independent from the seller or site owner – when buying a home.).

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions

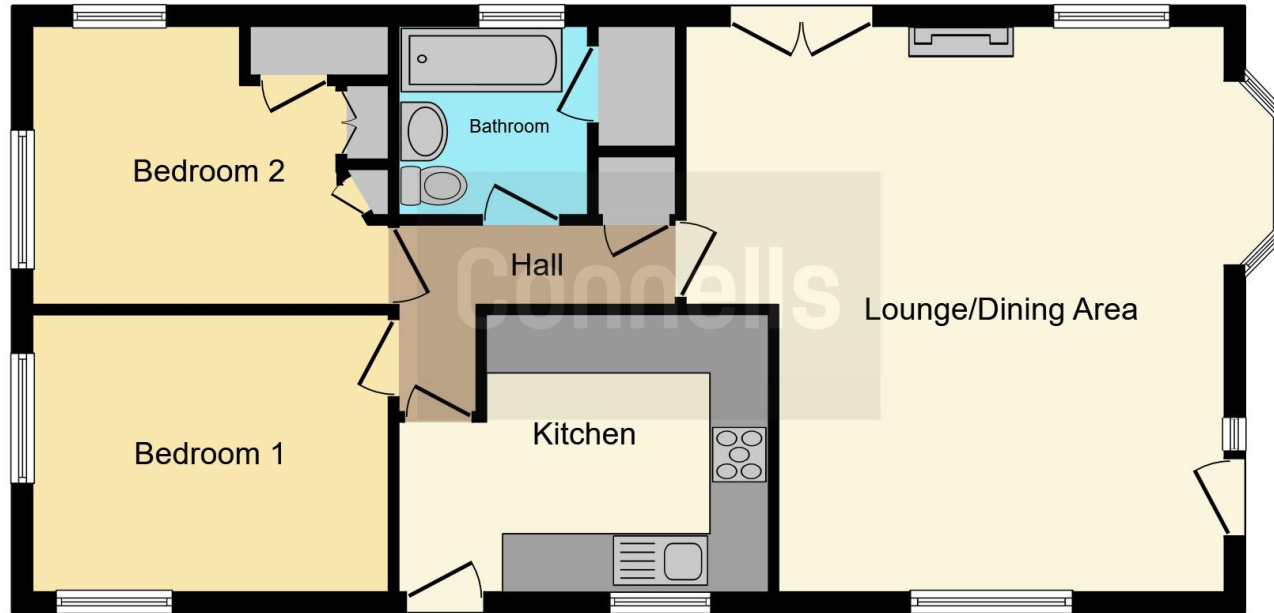
on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure: Leasehold

view this property online connells.co.uk/Property/NAB312288

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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