



Connells

Riverside Way Ashburton Park
Ashburton Newton Abbot



Property Description

Having been in ownership since new from 2010, this wonderful and very well presented home offers a comfortable and spacious living accommodation.

Outside, there is private off road parking. The wrap-around garden is enclosed with lots of space for outside dining, a lawn area and two sheds. The location of the home offers a high level of privacy. The patio to the front is slightly elevated, with lovely countryside views.

Inside offers a great space throughout, the large lounge is a bright space with a second reception room for dining/sitting area. The kitchen is fully equipped with integrated fridge freezer and the two bedrooms are comfortable size doubles with the main bedroom offering an ensuite and walk in wardrobe.

Ashburton Park is located in the rural town of Ashburton which is around a twenty minute walk from the site. The site is within the picturesque Dartmoor National Park. Ashburton offers easy access to the A38 Devon Expressway to Plymouth and Exeter. The town offers a wide range of shops, pubs, schools and transport links.

Front Of The Property

Off road parking.

Lounge

19' 3" max x 12' 10" max (5.87m max x 3.91m max)

Two large double glazed window surrounding with double patio doors leading out onto a raised balcony and two wall mounted radiators. Internal double doors to second reception room for sitting/dining area.

Second Reception Room

12' 8" max x 9' 4" max (3.86m max x 2.84m max)

Double glazed window and patio doors leading to a garden area, feature fire place and a wall mounted radiator. Internal double doors lead into the lounge.

Kitchen

12' 8" max x 9' 4" max (3.86m max x 2.84m max)

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

Bedroom One

9' 5" max x 9' 4" max (2.87m max x 2.84m max)

Double glazed window, wall mounted radiator, door leading to the walk-in wardrobe and another door leading to the en-suite.

Ensuite

Obscure double glazed window, corner shower cubicle, WC, wash hand basin and a wall mounted radiator.

Bedroom Two

9' 4" max x 9' 5" max (2.84m max x 2.87m max)

Double glazed window and a wall mounted radiator.

Bathroom

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

Outside

A wonderful enclosed outside space is a great space to unwind, with a wrap around garden comprising of a lawn area and patio. Raised balcony to the front of the property with electric awning. There are two sheds, both with electric supply and other storage units, outside tap on each side of the property and a fish pond.

Agents Note

Ground Rent/Pitch Fee: £222.53.

The unit has its own electric and water meter and will be billed by the site for their usage. LPG gas.

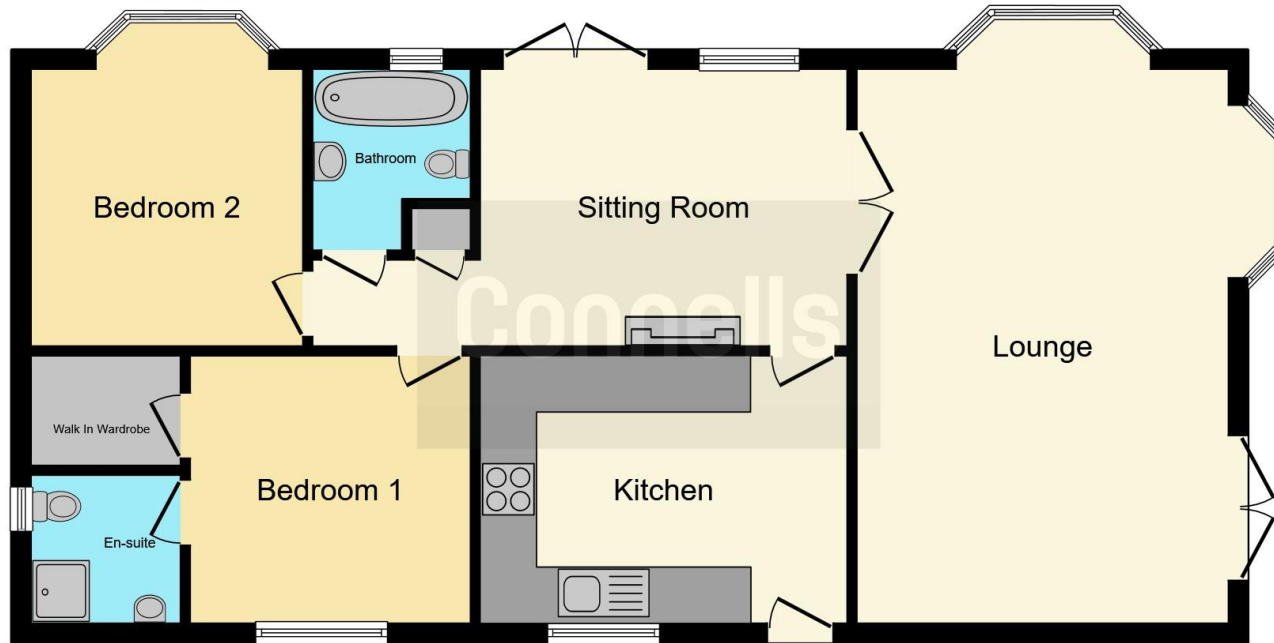
Restrictions: Over 45's. Pets permitted.

Agents Note; 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:

view this property online connells.co.uk/Property/NAB312439

We are currently awaiting Tenure details. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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