



Connells

Beverley Gardens
Ashburton Newton Abbot

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Ashburton Newton Abbot TQ13 7BL

for sale guide price
£190,000



Property Description

Situated in a quiet and highly sought after residential area, Beverley Gardens offers a fantastic opportunity to acquire a family home to make your own, just a short distance from the heart of Ashburton and the edge of Dartmoor National Park.

This mid-terrace house presents the opportunity to be fully modernised throughout and features light and airy accommodation, including a generous living room, three bedrooms and enclosed front and rear garden.

Ashburton is a vibrant and historic town offering a wide range of independent shops, cafes, schools, and excellent transport links to the A38, connecting Exeter and Plymouth with ease. The stunning landscape of Dartmoor are right on your doorstep, offering endless opportunities for walking, cycling, and outdoor pursuits.

Whether you're looking for your first home, up-sizing for a growing family, or seeking a property with scope to improve.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front Of The Property

Path leading to the entrance of the property, mature shrubs and plants.

Entrance Porch

Windows to the front and side of the property, main door into the entrance hallway.

Entrance Hallway

Stairs to the first floor and doors leading to the kitchen and the lounge.

Lounge

18' 9" max x 12' 1" max (5.71m max x 3.68m max)

Double glazed windows to the front and rear of the property, opening to the kitchen and two wall mounted radiators.

Kitchen

13' max x 6' 7" max (3.96m max x 2.01m max)

Double glazed window to the rear of the property, base units, one bowl stainless steel sink/drainer, plumbing for washing machine, storage cupboard, wall mounted boiler.

First Floor

Bedroom One

9' 11" max x 9' 11" max (3.02m max x 3.02m max)

Double glazed window to the front of the property, fitted wardrobes, vanity wash hand basin and a wall mounted radiator.

Bedroom Two

11' 4" max x 9' 3" max (3.45m max x 2.82m max)

Double glazed window to the rear of the property, fitted wardrobes and a wall mounted radiator.

Bedroom Three

8' 11" max x 7' max (2.72m max x 2.13m max)

Double glazed window to the front of the property.

Bathroom

Obscure double glazed window to the rear of the property, bath, WC, wash hand basin and a wall mounted radiator.

Rear Of The Property

Enclosed rear garden which provides a low maintenance upkeep, shed to provide additional storage.

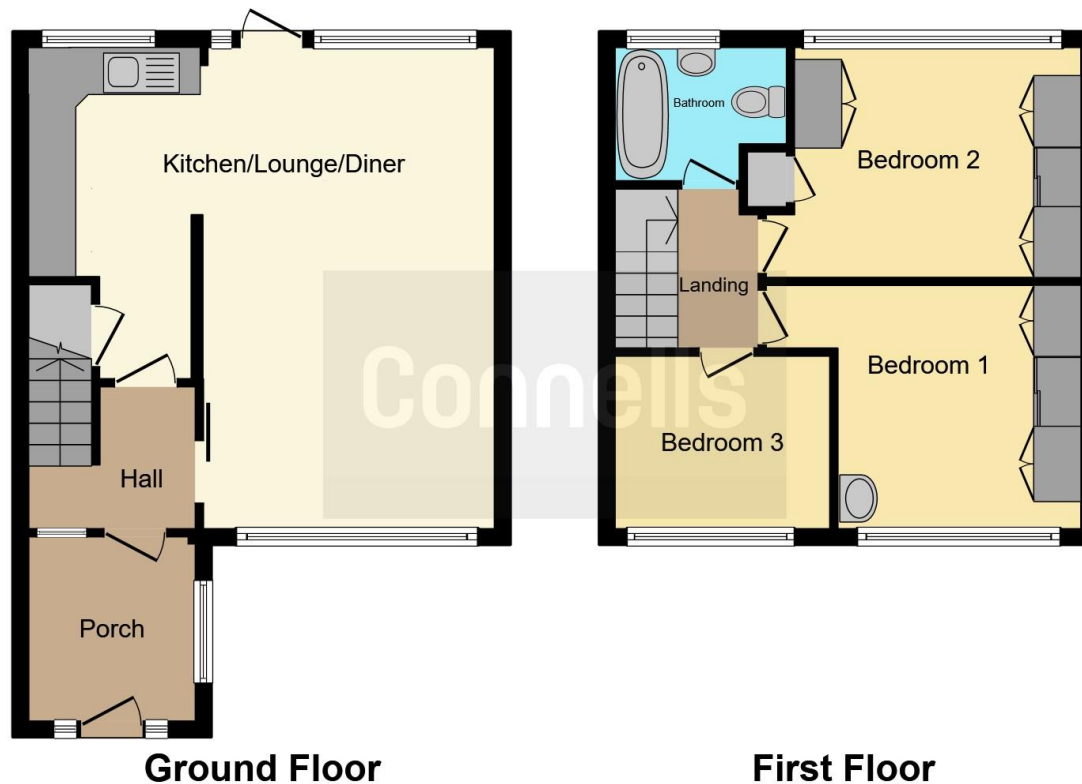
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.









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

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directions to this property:
 What3Words///rainbow.bronzer.breakfast

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/NAB312804



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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