



THE RIDGEWAY

HIGHER ASHTON EXETER, EX2 7GF



Robert Williams

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“ Superb three bedroom period home located in the sought after hamlet of Higher Ashton in the idyllic Teign Valley ”.



THE RIDGEWAY

HIGHER ASHTON, EXETER, EX6 7QR

A three bedroom Grade II listed 17th century cottage with garden and private parking space situated in the delightful hamlet of Higher Ashton.

The Property-

To the front of the house is the main lawned garden space featuring a summerhouse and the private parking space. The internal accommodation is entered via a magnificent solid arched timber door and comprises three bedrooms, two reception rooms, downstairs WC/Cloakroom and kitchen. There is rear access out to the courtyard with outbuilding providing two storage areas. The property exudes charm and viewing would be recommended for anyone looking for a characterful property retaining many period features, including an extensive 'Inglenook' fireplace.

The Location-

The small hamlet of Higher Ashton is situated in a wonderful rural area of the Teign Valley in close proximity to the Dartmoor National Park. The nearby Cathedral City of Exeter offers all the facilities you would expect of a regional capital with a good selection of schools and shopping and rail connections to London, whilst the airport offers connections further afield. The M5, only 7 miles away by road, provides further links to the rest of the country.

3  bedrooms 1  bathrooms
2  receptions 1  car spaces

Local Authority: Teignbridge Council

Council Tax Band: D

Tenure: Freehold

Heating: Oil Central Heating

Services: Mains Electric & Water, Septic Tank Drainage

Energy Efficiency Rating: D





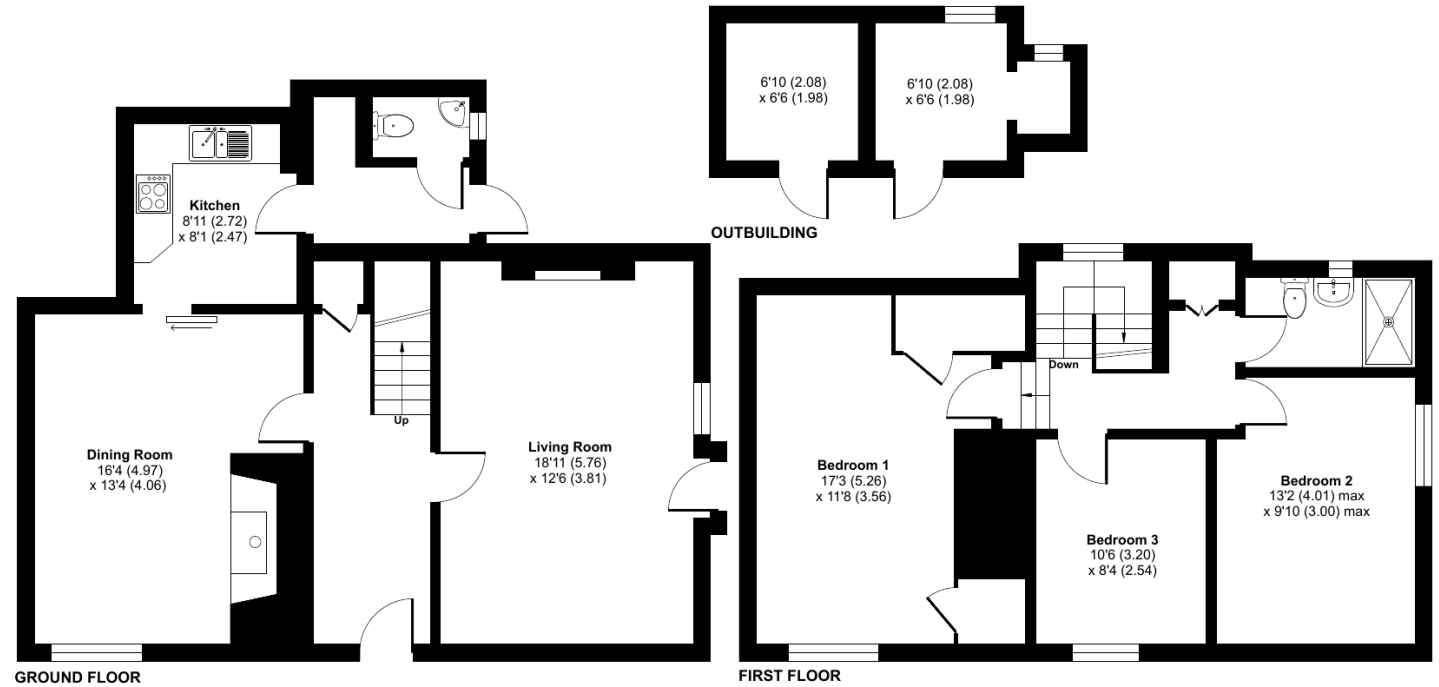
Ridgeway, Higher Ashton, Exeter, EX6

Approximate Area = 1318 sq ft / 122.4 sq m

Outbuildings = 101 sq ft / 9.3 sq m

Total = 1419 sq ft / 131.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1214334



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.