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52 Long Park



Ashburton (Town Centre): 0.75 miles,  
Newton Abbot: 7 miles, Totnes: 9 miles.

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A substantial and extended family home in the heart of Ashburton and close to local amenities with a garden, off-road parking and a garage.

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- Accessible Location
- 1498sqft of Accommodation
- Versatile Family Home
- Kitchen/Dining Room
- 4 Double Bedrooms
- 2 Reception Rooms
- Ample Garden
- Parking & Garage
- Freehold
- Council Tax Band: D

Guide Price £475,000

#### SITUATION

The property is situated within the former stannary town of Ashburton. The town has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the town and there are mainline railway stations to London Paddington at Newton Abbot and Totnes. Both primary and secondary educational facilities can be found in the town whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

#### DESCRIPTION

Nestled conveniently near the vibrant town centre, this impressive 4-bedroom extended property offers an ideal blend of comfort and modern living. Boasting generous living spaces, including a large open-plan kitchen and dining area, a cozy living room, and a versatile family room, this home is perfect for both entertaining and everyday life. The master bedroom features an en-suite bathroom, while the additional three bedrooms are well-sized and share a contemporary family bathroom. Outside, enjoy a private garden perfect for relaxation or play, and ample off-street parking. This property provides the perfect setting for a growing family seeking proximity to amenities, schools, and transport links.

#### ACCOMMODATION

The ground floor of the property hosts the majority of the accommodation. There is extensive reception space that is shared between two primary reception rooms that offer spaces as a sitting and a family room. The sitting room is situated to the front of the property, featuring a dual aspect and wood burner providing an ideal centre point of the room. The family room is situated to the rear of the property which enjoys a triple aspect that includes bi-folding doors opening to a terrace seating area. The hub of the house is the properties kitchen/dining room, situated centrally to the house it provides an ideal social and entertaining space. The kitchen itself is fitted with a range of fitted base units with integral appliances including an electric double oven, gas fired hob and dishwasher.

Further to the ground floor is the guest bedroom, a comfortable double bedroom with space for storage and an en suite bathroom, comprising a shower over bath, wash basin and WC. Opposite from the guest bedroom is a utility room with further storage with an inset sink and a WC.

On the first floor there are three bedrooms all double in size, the main bedroom features extensive fitted storage; of the two further bedrooms, both with built in storage on offer. Servicing the first floor bedrooms is a bathroom consisting of a shower over bath, wash basin and WC. From the first floor landing is access to additional storage cupboards.

#### OUTSIDE

From the road there is access to off-road parking for three vehicles. A garage provides ample storage space with an electric door as well as a pedestrian door to the side, the garage has power and lighting as well as overhead storage available.

There is a small area of lawn garden to the front of the house which features beds suitable for a small vegetable garden. Pedestrian access is situated at either side of the house allowing access to the rear of the property, the garden features a mixture of a lawn garden and artificial turf providing a versatile and easy to maintain outside space. The garden is bordered by flower beds allowing ample space for bedding plants, in addition to this there is a wood store.

#### SERVICES

All mains services connected, gas fired central heating. Ofcom advises that superfast broadband is available to the property and mobile reception via the major service providers.

#### LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

#### DIRECTIONS

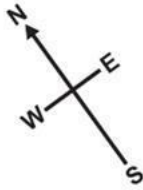
Take the first exit to Ashburton from A38 onto the B3352 and turn right towards the Town Centre. Follow the road around to the left and take the next right onto Balland Lane. Proceed down the road for a quarter of a mile and take the third right onto Long Park, where the property is the fifth on the left hand side.

What3Words: ///soups.theory.shortcuts

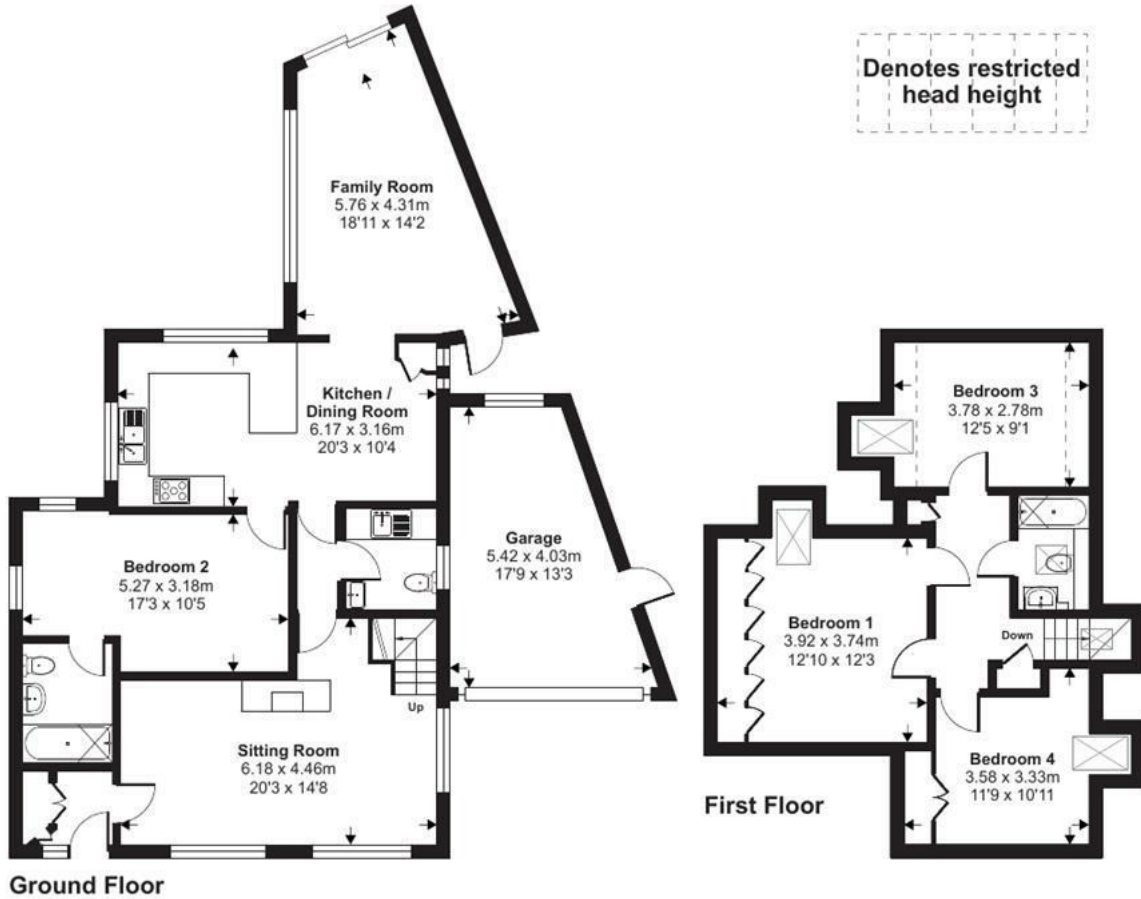


Approximate Area = 1498 sq ft / 139.1 sq m  
 Limited Use Area(s) = 35 sq ft / 3.2 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Total = 1713 sq ft / 159 sq m

For identification only - Not to scale

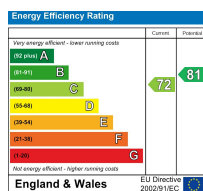


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1146937

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