



PRICE GUIDE: £289,500

STAPLEDON LANE

Ashburton, Devon TQ13 7AE

For more information call Sawdye & Harris

01364 652652

A lovely cottage tucked away in the heart of Ashburton and with a rear garden laid on two levels and enjoying a private aspect. Converted some thirty years or so ago from a detached stone building, the Cottage is all ready to move in to and enjoy its character features combined with modern living. EPC E.

LOCATION

The stannary town of Ashburton offers a wide range of shops and facilities, including both a Primary School and Community College, and is located within the boundary of the Dartmoor National Park offering wide open spaces for scenic walks and riding.

Ashburton also benefits from excellent transport links being approximately 7 miles from Totnes and Newton Abbot with their direct rail links to London Paddington and Plymouth. The town also lies just off the A38 Devon Expressway giving easy access to Plymouth and Exeter and the M5 beyond.

ACCOMMODATION

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The **FRONT DOOR** leads in to the **HALLWAY** with steps up to the **LIVING ROOM**. There are windows to the front and rear elevations, the rear offering glimpses of views across the rooftops and your own garden. Wide oak floorboards and a wood burner set on a slate hearth together with space for log storage to one side.

A door leads to the **REAR LOBBY** with stairs rising to the **UPPER FLOOR**. To one side are French doors which open to a timber decked roof terrace/balcony with wall to one side and railings - offering a private vista with rooftop views and countryside glimpses.

To the **UPPER FLOOR** a wide painted staircase offers a lovely and light landing with Velux to the front and window to the side elevation - again with countryside and rooftop views. Built-in cupboards to one side provide useful storage. **TWO DOUBLE BEDROOMS** with Velux windows are also situated here together with a modern bathroom with airing cupboard off housing the Megaflo hot water cylinder.

To the **LOWER GROUND FLOOR** is a country style **KITCHEN** with open display shelving and built-in Larder cupboards to either side, with solid wood work surfaces. There is a butlers sink, built-in electric oven with ceramic hob over, recessed spotlights and a ceramic tiled floor. There is plumbing and space for a washing machine.

A glazed rear **PORCH** has French Doors to the rear garden. Sitting off is the **SHOWER ROOM** beautifully fitted with a large shower tray with curved glass-screen, bowl basin with cupboard under and WC.



OUTSIDE

The rear garden has a sunny south-west aspect with a stone and slate chipping finish over two levels. This is a lovely private area to sit out in.

SERVICES Mains water, drainage and electric.

VIEWINGS

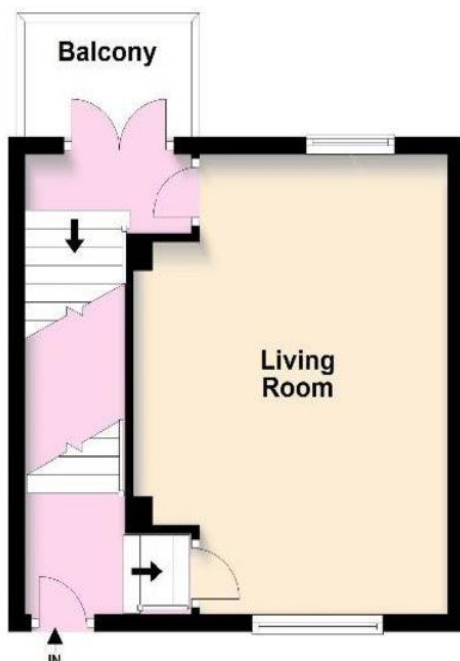
Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 Email - ashburton@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.



Ground Floor



Lower Ground Floor



Second Floor



The Cottage, Stapledon Lane, Ashburton

Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.environment-agency.gov.uk www.homeoffice.gov.uk www.ukradon.org <http://list.english-heritage.org.uk> www.fensa.org.uk www.landregistry.gov.uk TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale. We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any conveyancing services through us you should know that we would receive an average referral fee of £100 from them for recommending you. As we provide them with a regular supply of work you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements). We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

SAWDYE & HARRIS

www.sawdyeandharris.co.uk

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