



3 BOWLING GREEN
ASHBURTON

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ASHBURTON
DEVON, TQ13 7AL

A really well presented mid-terrace cottage on the edge of Ashburton with easy access to the town and the A38 this is a home full of character and style. Freehold. Council Tax Band C. EPC F.

Kitchen/Dining Room [Lounge [Two Bedrooms
Bathroom [Entrance Porch [Gardens



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Step inside

This upgraded, mid-terrace home is an appealing cottage set in a row of three adjacent to the local primary school with easy access to the town of Ashburton and A38. All ready to move in to - when do you wish to view ?

The Living Space



The LOUNGE is situated to the front with a double glazed window overlooking the garden, The exposed stone fireplace with a multi fuel log burning stone sits in the centre and gives this room a real sence of cosiness, TV aerial point and range of power points.



Step inside



The KITCHEN / DINER is a lovely light space with a fitted kitchen comprising floor and wall mounted cupboards, four ring hob and oven, sink and double glazed window overlooking the front elevation. There is space for a kitchen table making this a great space for cooking and dining.





And so to bed



BEDROOM ONE a large double with period features including a fireplace and built in wardrobe housing the hot water cylinder

BEDROOM TWO another double and also boasting a feature fireplace and built in wardrobe

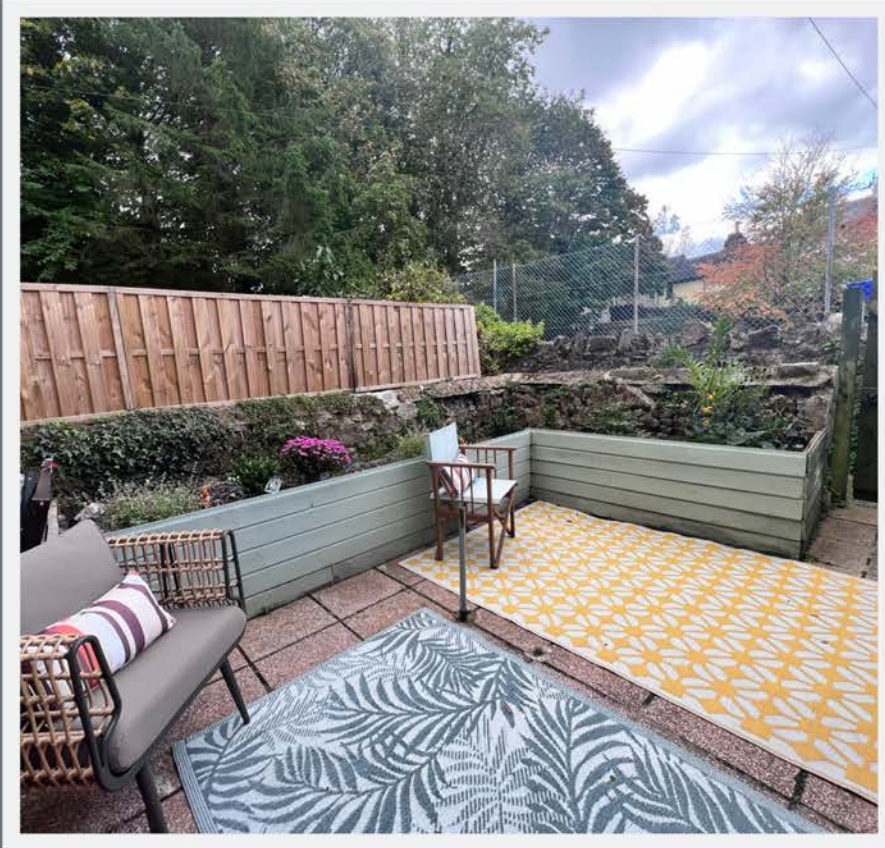


Bathroom



The family bathroom is fitted with a panelled bath with a useful cupboard underneath, shower mixer taps, WC and pedestal wash hand basin. Electric towel radiator and double glazed window.

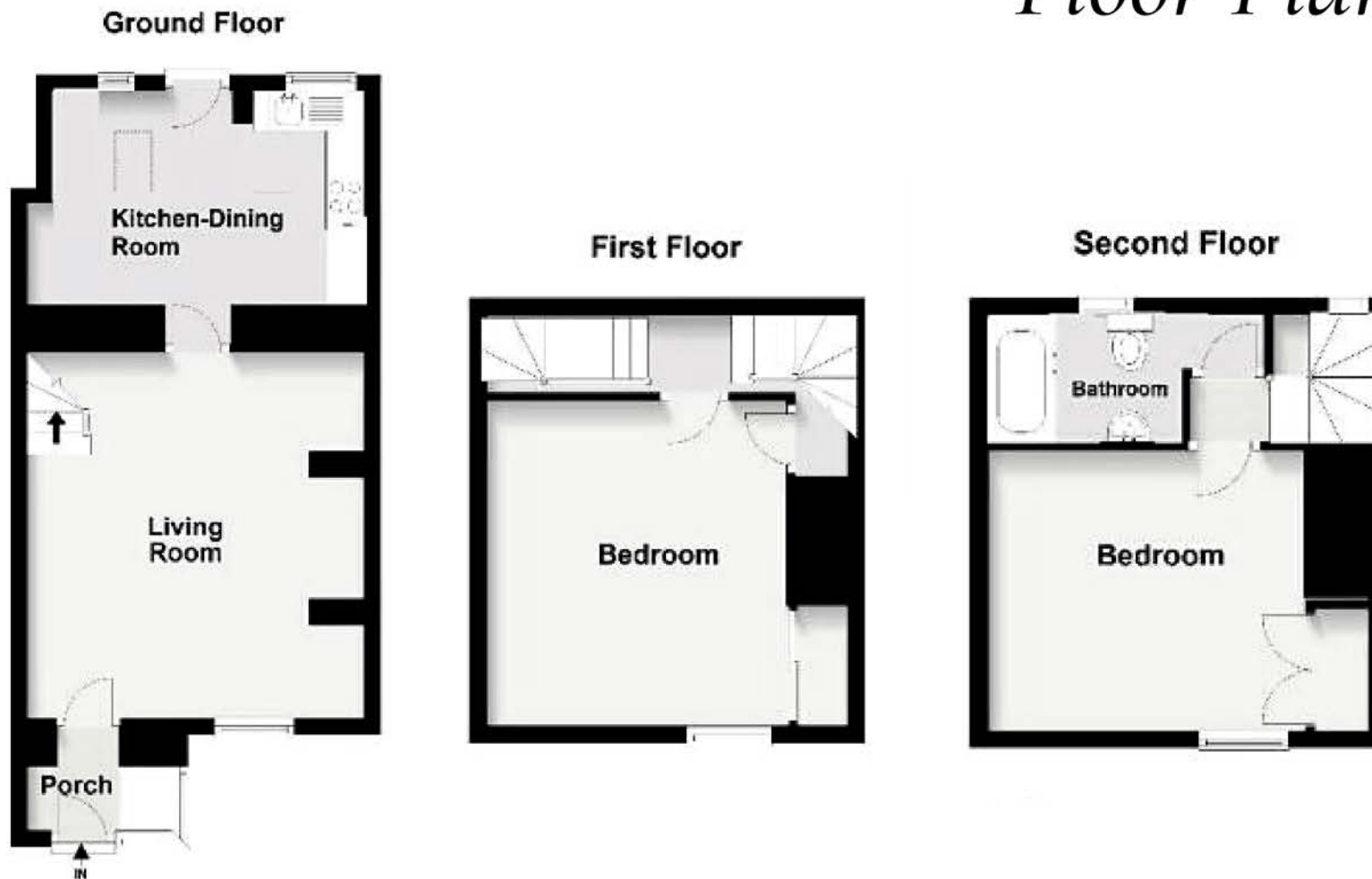
Step Outside



Outside the front of the property is an attractive paved courtyard garden - ideal for sitting out and enjoying the sun. There is a raised planted flower bed along one side which finishes the space well.



Floor Plans



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings as floor plans and aerial images are not to scale and for illustrative purposes only, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



About... Ashburton

Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.



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To view this property strictly by appointment only please scan the QR code above or contact us on 01364 652652

