



BICKINGTON. DEVON . TQ12 6JZ

# TWO TOBY JUG HOUSE

## FANTASTIC CONVERSION



A striking, mid-terrace cottage with a modern design, converted by Exeter Developments Ltd in late 2022. Positioned on the edge of Bickington between Ashburton and Bovey Tracey, this is an ideal location for this lovely home.







## LIVING SPACE

The FRONT DOOR opens in to an ENTRANCE HALL with stairs leading to the first floor. Take the door to your left and enter in to the SITTING ROOM with sash window to the front elevation, fireplace and offering a light and bright space.







## KITCHEN DELIGHTS

Head through to the rear of the property and in to the KITCHEN/BREAKFAST ROOM. Designed with entertaining in mind, the kitchen is fitted with a good range of cupboards with a fitted oven, electric hob and space for a large fridge / freezer. Leading off is a REAR PORCH/BOOT ROOM with door to the rear garden and patio.



## HEAD UPSTAIRS

TWO BEDROOMS and a FAMILY BATHROOM occupy the first-floor space.

The main BEDROOM sits to the front with lovely views across to the Church. BEDROOM TWO sits to the rear with an outlook across the gardens.





## BATHROOM

The family bathroom has a contemporary feel with electric shower and glazed shower screen, pedestal wash hand basin and close-coupled WC.





## FINISHING TOUCHES

The house has been finished to a high specification with forward-thinking eco elements, including an air source heat pump. There is potential to add to the eco-credentials but all in all this property is a low-maintenance home with efficient running costs.







## OUTSIDE

The rear garden is designed for low maintenance with a paved patio adjacent to the house. Steps up lead to a lawned garden and a rear access leading to the parking spaces.

The rear patio terrace offers the ideal sunny spot for entertaining and al fresco dining.



## OUT & ABOUT IN THE AREA

The village of Bickington, just 3 miles from the former stannary town of Ashburton which 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.

Wider amenities can be found in the market town of Newton Abbot including; various shops, restaurants and cafes, supermarkets, hospital, leisure centre and train station with main line links to London Paddington. Nearby is the A38 which provides speedy access to Plymouth, Exeter and the M5 beyond. First class educational facilities can be found in Newton Abbot & Ashburton whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.



Approximate Area = 1085 sq ft / 100.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

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 and all measurements are approximate. 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. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. 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. Floor plan not to scale and for illustrative purposes only



## FINER DETAILS



- Mid-terrace Cottage
- Two Bedrooms
- Countryside Views
- Open-Plan Kitchen
- Private parking
- Good sized garden
- Air source heat pump
- Freehold
- Council Tax Band - TBC
- EPC E

To view this property strictly by appointment only please contact  
Sawdye & Harris  
E - [ashburton@sawdyeandharris.co.uk](mailto:ashburton@sawdyeandharris.co.uk)  
T - 01364 652652



**SERVICES:**  
MAINS WATER. MAINS DRAINAGE.  
AIR SOURCE HEAT PUMP FOR  
HEATING. BROADBAND.





To view this property please scan the QR

code above or contact us by

Email - [katie@sawdyeandharris.co.uk](mailto:katie@sawdyeandharris.co.uk)

Telephone - 01364 652652

