

COPPERFIELDS
PLACE LANE, ASHBURTON



Copperfields sits off Place Lane, accessed via a private road. A five bar gate leads into the newly tarmaced driveway with plenty of parking in front and to the side of the detached garage block.





Head around to the side of the property crossing the patio path and lead into the ENTRANCE HALL.. Inner timber doors open in to the DINING HALL. This room has patio doors giving access to the side garden , coved ceilings and picture rail.

A modern KITCHEN leads off, fitted with a range of floor and wall mounted cupboards and drawers. There is a free standing stainless steel range cooker with extractor hood over, space for undercounter fridge and double glazed window overlooking the front garden.





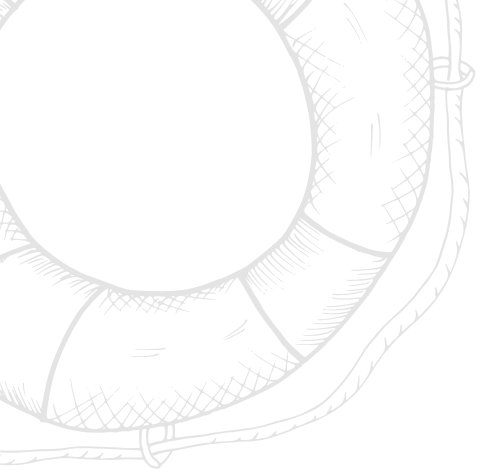
The LOUNGE sits to the rear of the property with a large double glazed picture window and wood burner set onto a raised hearth.

A multi paned door leads you through to the INNER HALLWAY where there is a useful understairs storage cupboard.

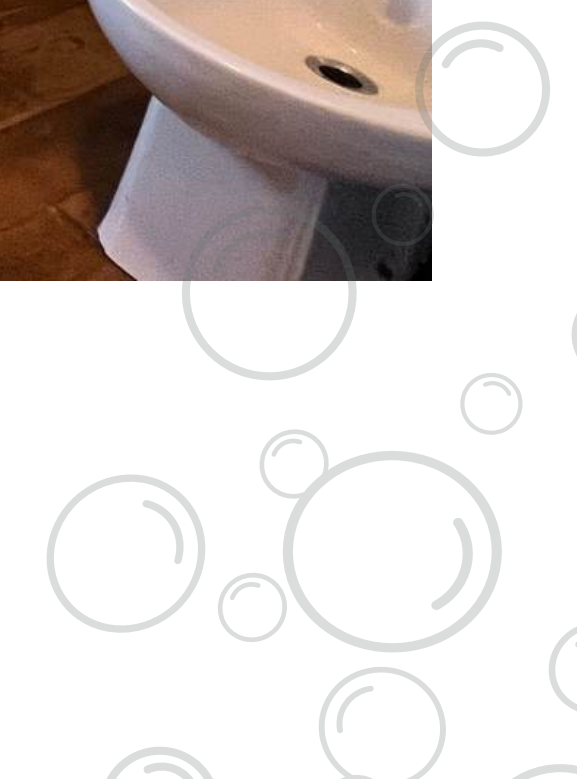
There are French Doors at the far end which lead out to the rear garden.

There is a ground floor BEDROOM and BATHROOM, both of generous proportions. Stairs rise to the FIRST FLOOR accommodation where there are two further DOUBLE BEDROOMS and a separate WC/CLOAKROOM.





The FAMILY BATHROOM is fitted with a five piece suite comprising of a panelled bath, shower with sliding screen door, bidet, pedestal wash hand basin and WC as well as double glazed modesty windows. The room is also fully tiled.



The Haven

There is a detached ANNEXE, which offers lovely space - Fitted with a kitchen, Lounge with wood burner and shower room - all well looked after and with parking. The property is currently let on an Assured Shorthold Tenancy at a rent of £410 pcm.





The gardens wrap around the property and are well screened from the road with mature shrubs, plants and plenty of space for growing vegetables as well as patio and seating areas - all designed to sit out and enjoy the sun at different times of the day. There is a timber garden store, a good sized greenhouse and a wildlife pond to the rear of the garage.



The DOUBLE GARAGE 19'2 x 18'4 (5.84m x 5.59m) has an up and over metal door, light and three phase power. The garage opens into a WORKSHOP 19'6 x 17'10 ' (5.94m x 5.44m) with front and rear windows with side access door. Stairs down lead to a CELLAR/STORE laid out in two areas and comprising 17'4 x 8'6 (5.28m x 2.59m) and 21'5 x 8'6 (6.35m x 2.59m) maximum. down lead to a CELLAR/STORE laid out in two areas and comprising 17'4 x 8'6 (5.28m x 2.59m) and 21'5 x 8'6 (6.35m x 2.59m) maximum.

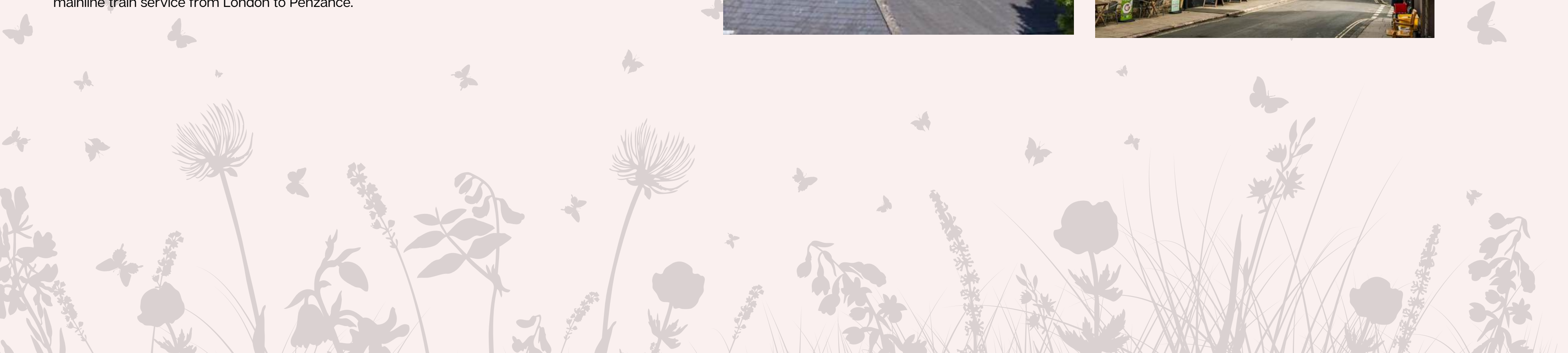


About... Ashburton

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.

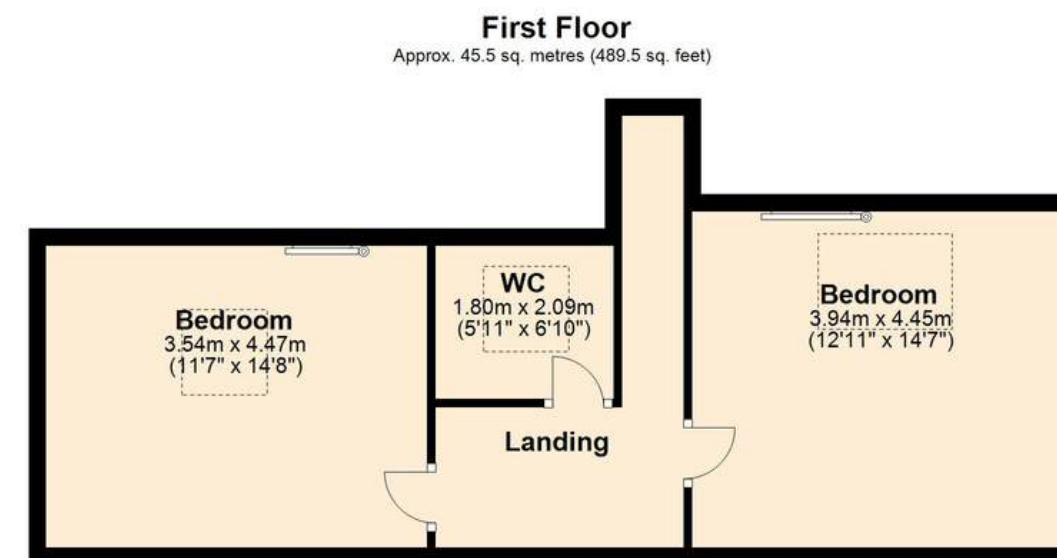
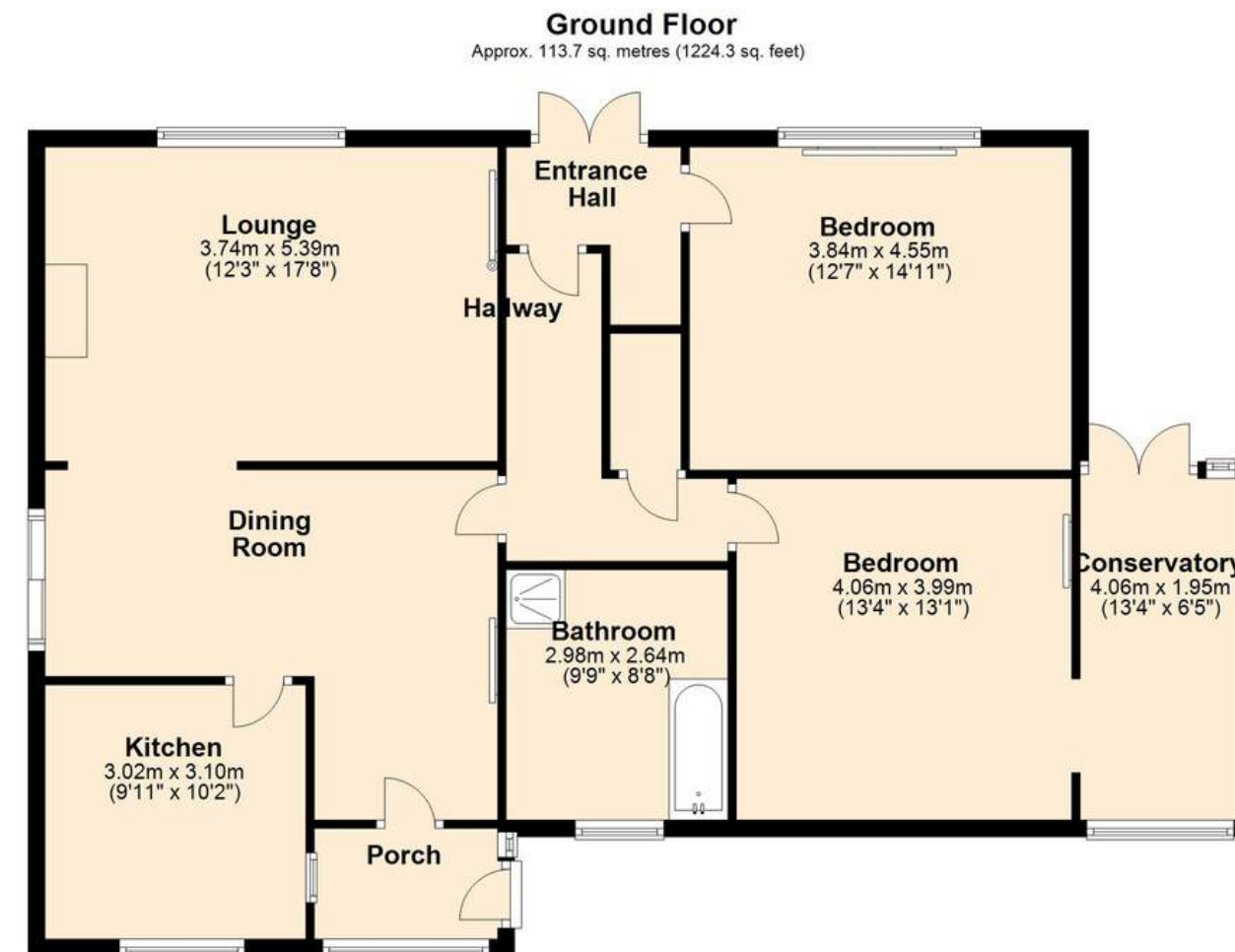
The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

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.



Floorplan

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 plans and aerial images are not to scale and for illustrative purposes only



Total area: approx. 159.2 sq. metres (1713.8 sq. feet)

Floorplan

Haven, Ashburton

Approximate Gross Internal Area

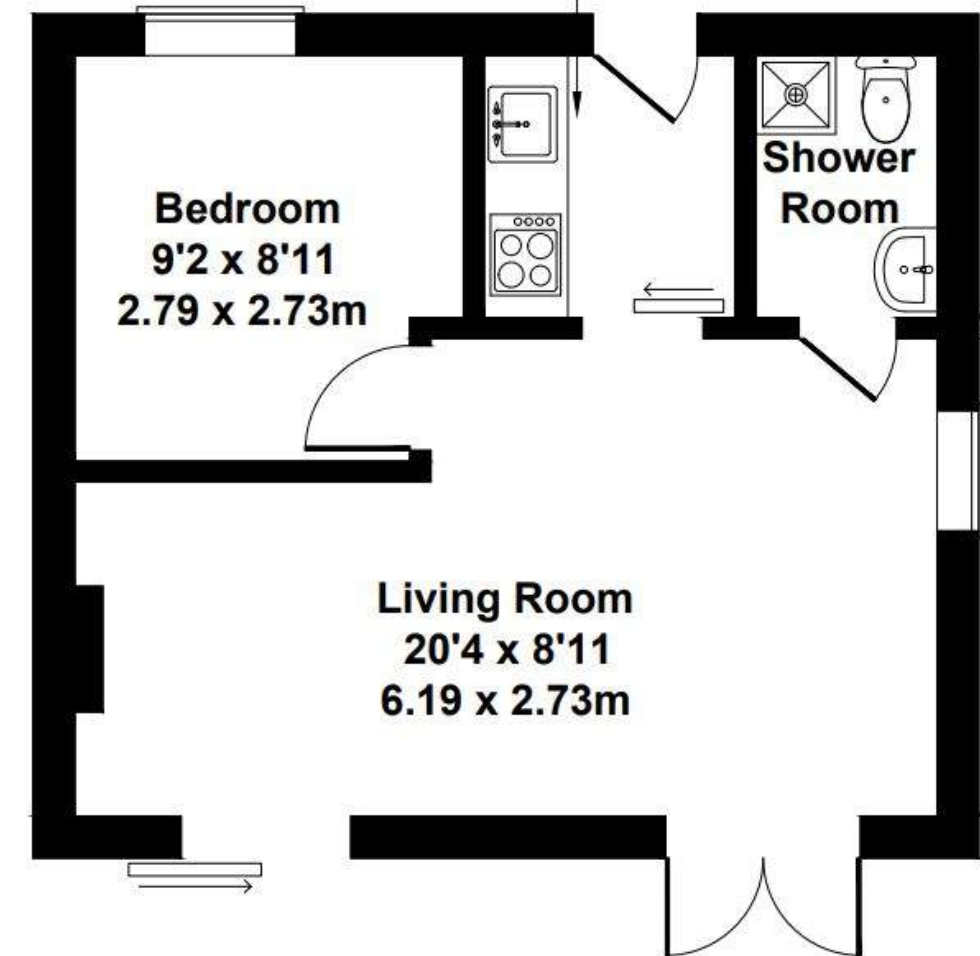
366 sq ft - 34 sq m

Kitchen
6'2 x 5'11
1.88 x 1.80m

Bedroom
9'2 x 8'11
2.79 x 2.73m

Shower
Room

Living Room
20'4 x 8'11
6.19 x 2.73m





The Little Details...

- 4 bedroom Detached House
 - Separate 1 bed Annexe
 - Three Reception Rooms
 - Utility Room
 - Freehold
- Council tax band F, Annexe band A
 - EPC Band C Annexe Band E
 - Extensive private gardens
 - Superb Dartmoor setting
 - EV Car Charging point

SERVICES

The property has mains, electric and water. There is private drainage in the form of a septic tank which is emptied annually.. There is a gas supply to the property but this has been capped off. The property is fitted with 3.96 Kw Solar panels together with an air source heat pump. There is a 3-phase connection to the garage block.

Key Facts for Buyers

TENURE

Freehold

COUNCIL TAX - Band F - Copperfields

Band A - The Haven

EPC - C - Copperfields

E - The Haven

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BROADBAND

Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile](#)

[Phone Checker](#)



MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at 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

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

E -dartmoor@sawdyeandharris.co.uk T - 01364 652652

