



15 MINERS CLOSE

ASHBURTON, DEVON . TQ13 7FE

Updated by the current owner, this stylish home offers modern contemporary living throughout, with a beautifully sunny and very private garden with seating areas and raised planters, ideal for all those green fingered people out there! The house is located on the edge of the town, yet within walking distance to local shops and amenities.

Lounge | Modern Kitchen/Breakfast Room | Cloakroom
Three Bedrooms (one with en-suite) | Modern Family Bathroom
Garage and Driveway | Private Enclosed Garden

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STEP INSIDE...

To the ground floor, the country style front door leads into the ENTRANCE HALL with Karndean oak effect flooring and carpeted stairs rising to the first floor. Open storage and an additional useful walk-in storage space for the Hoover and all those nick knacks that need to be stored out of eye sight.

There is a CLOAKROOM with WC and corner pedestal wash hand basin and a modesty glazed window to the side elevation.





Head into the heart of the home and a lovely LOUNGE greets you with patio doors which open to the rear garden. This is a dual aspect room with a further double glazed window to the front and side elevations. The Karndean oak effect flooring continues throughout this room. Double glazed French doors lead into the Kitchen / Breakfast Room.







The KITCHEN/BREAKFAST ROOM is a fabulous space and is fitted with a country style kitchen with 1 ¼ sink with swan neck mixer tap, four ring electric hob, double oven, integrated washing machine and fridge freezer - this space really does have everything you need. Finished with a slimline dishwasher, recessed spotlights and country style Fired Earth tiled splashback and Karndean oak effect flooring.



HEAD UPSTAIRS...

Carpeted stairs with a double glazed window to the front elevation allows the light to flood into the first floor landing. There is a useful airing cupboard to one side with slatted shelving and wall mounted gas central heating boiler with storage below.



The MAIN BEDROOM sits with a double glazed window to the rear elevation and is a lovely and light room. There are built-in double wardrobes with hanging rail and storage space over.



Situated off is the EN-SUITE with good size walk in shower with waterfall shower and separate hand held attachment, part tiled walls, sink set into vanity with a very useful storage under and a closed coupled WC.



BEDROOM TWO also sits with a double glazed window to the rear elevation offering a pleasant outlook across the garden and to the development beyond.



BEDROOM THREE offers a double glazed window to the front elevation and has wood effect Karndean flooring and is another lovely light space.



The family Bathroom has been beautifully fitted with a panelled bath with shower mixer taps, Laura Ashley metro style tiles, WC with dual flush, pedestal hand wash basin and modesty glazed window to the front elevation.



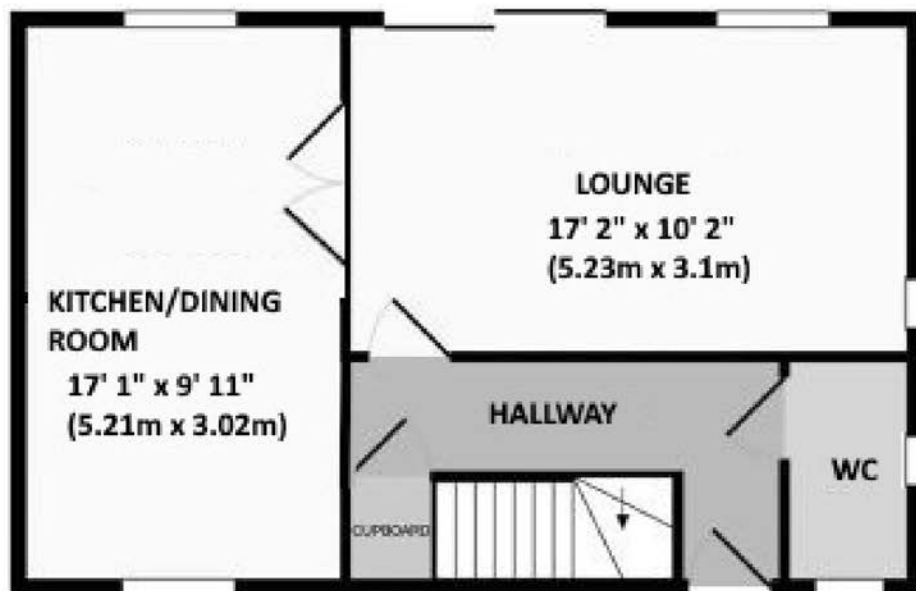


STEP OUTSIDE...

The Garden is beautifully sunny and is very private. It has been professionally landscaped with Brazilian limestone paving and patio seating areas, planted borders, a circular area of lawn and a good sized raised bed ideally for those vegetables. There is also a side access into the GARAGE with up and over door, parking to the front and additional storage to the side.

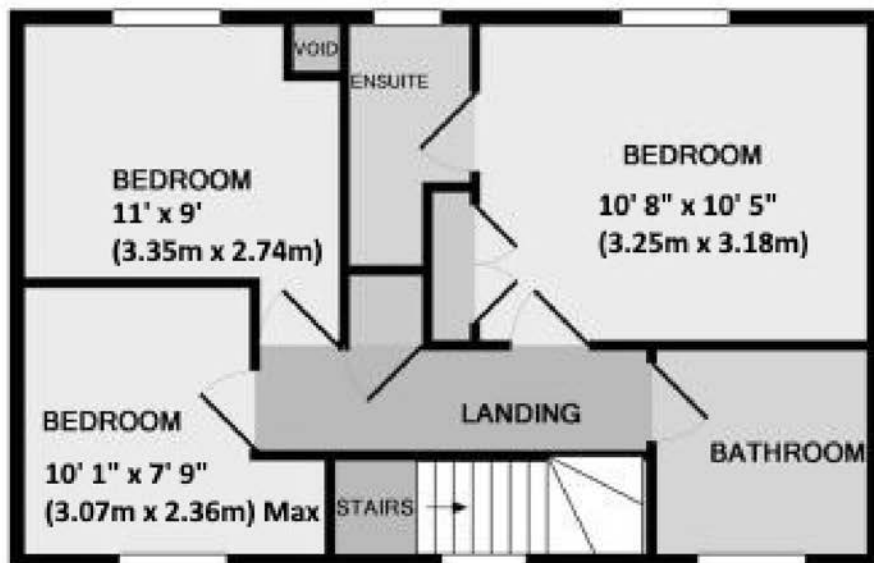


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GROUND FLOOR

FIRST FLOOR



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THE LITTLE DETAILS

- Detached Contemporary Home
- Three Bedrooms (1 en-suite)
- Modern Kitchen / Breakfast Room
- Dual Aspect Lounge
- Garage and Driveway
- Private Gardens
- Mains Services Connected
- Freehold
- Council Tax Band D
- EPC D

To view this property strictly by appointment only
please contact Sawdye & Harris
E - dartmoor@sawdyeandharris.co.uk
T - 01364 652652

Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - D

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating,.

BROADBAND

Superfast 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 their Dartmoor Office - 01364 652652.

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.

BUYERS INFORMATION PACK

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal, the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>

DETAILS PREPARED MARCH 2024



OUT & ABOUT IN ASHBURTON

Ashburton sits within Dartmoor National Park and is a beautiful town with a superb range of independent shops, including a family-run ironmonger's, delicatessen, artisan bakery, a fish monger, antiques and vintage shops 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 facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving community right on the doorstep.

The town offers easy access to the A38 and M5 and is within 30 miles of Exeter/Exeter Airport and 40 minutes of Plymouth. The market town of Newton Abbot, about 7½ miles away, has a mainline train station with direct services to London and the North. It also has many other amenities, including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities. The property is within 5 minutes of the open moor and 40 minutes of the coast. There is plenty to see and do both in Ashburton itself and further afield.



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

Email -katie@sawdyeandharris.co.uk Telephone - 01364 652652

