



Long Park, Ashburton

47 LONG PARK
ASHBURTON
TQ13 7BP

Tucked away towards the head of the cul-de-sac sits this beautifully improved and well situated bungalow with superb living space, parking and colourful front and rear gardens.

Lounge | Kitchen | Open-Plan Living | Dining Room
Two Bedrooms | Garden | Decking | Parking



THE DARTMOOR OFFICE

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Welcome

To the front a block paved driveway accessed between wrought iron gates leads you past the front lawn with flowering border sits to one side and the path meanders past the front leading you into the front door. On entering you are greeted by a light a bright entrance hall, beautifully decorated. To one side is useful storage cupboard.





Lounge

The LOUNGE sits off the ENTRANCE HALL and offers a large double glazed window to the front as well as a modern style fireplace with cast iron stove set on a slate hearth with a timber lintel over. Wood effect flooring and coving finish this room beautifully.



The Heart of The Home....



The stunning KITCHEN/DINNING ROOM is beautifully presented and with French doors and windows running almost the whole length of the rear wall ensures that visitors get a great view of the rear garden.



The room is fitted with country style cream fronted units with wide timber work surface and an integrated dishwasher, fridge and freezer, pull out larder cupboard and large deep bold cream modern, one and quarter butler type porcelain sink and drainer with swan neck mixer tap and complementary tiled splashback. There is a four ring AEG induction hob and electric oven under. A useful side PORCH with space and plumbing for a washing machine is a useful addition.



Time to Relax

BEDROOM ONE sits to the rear tucked away and yet enjoying an outlook across the garden with double glazed window to the rear and built-in mirror fronted wardrobes. There are two useful storage cupboards also built-in.







Bathroom

The FAMILY BATHROOM offers a double ended bath with shower mixer tap, sink set into vanity with cupboards under, close coupled WC and corner shower with sliding doors. A vertical chrome ladder radiator and part panelled walls finish this room beautifully



To the FIRST FLOOR is the SECOND BEDROOM with plenty of storage built into the eaves. There are three Velux windows which make the room bright and light as well as recessed spotlights and built-in drawers.





More to explore outside

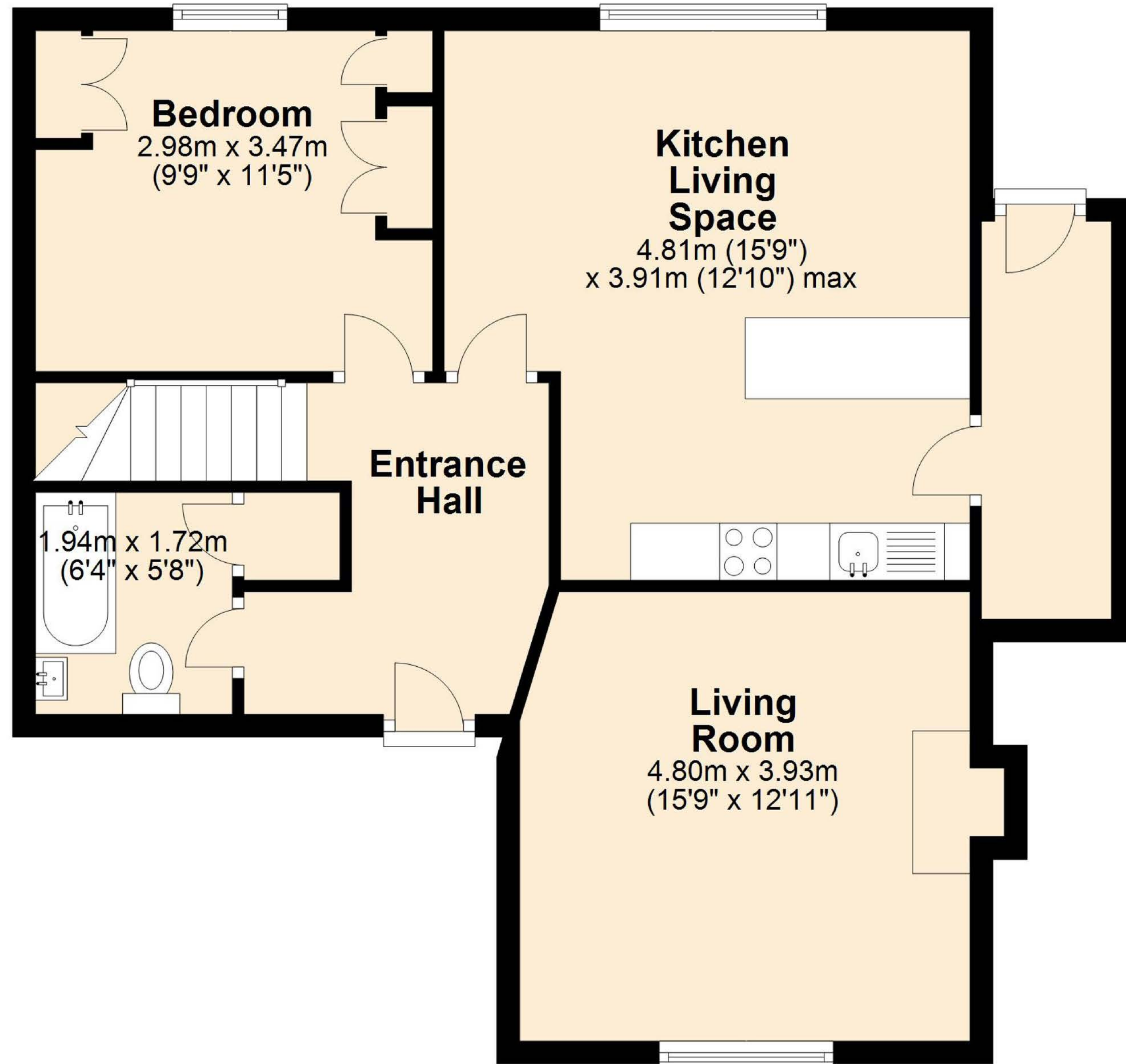
A path leads past the house to give access to the rear garden, leading to a side pedestrian gate with access to a GARAGE with up and over metal door, outside tap and security light. There is a private patio adjacent to the house and then the garden flows down with further lawned areas, well established and flourishing borders with steps up at the far end to a raised decking and seating area, again having been positioned in a very private area. There is a timber storage shed to one side.



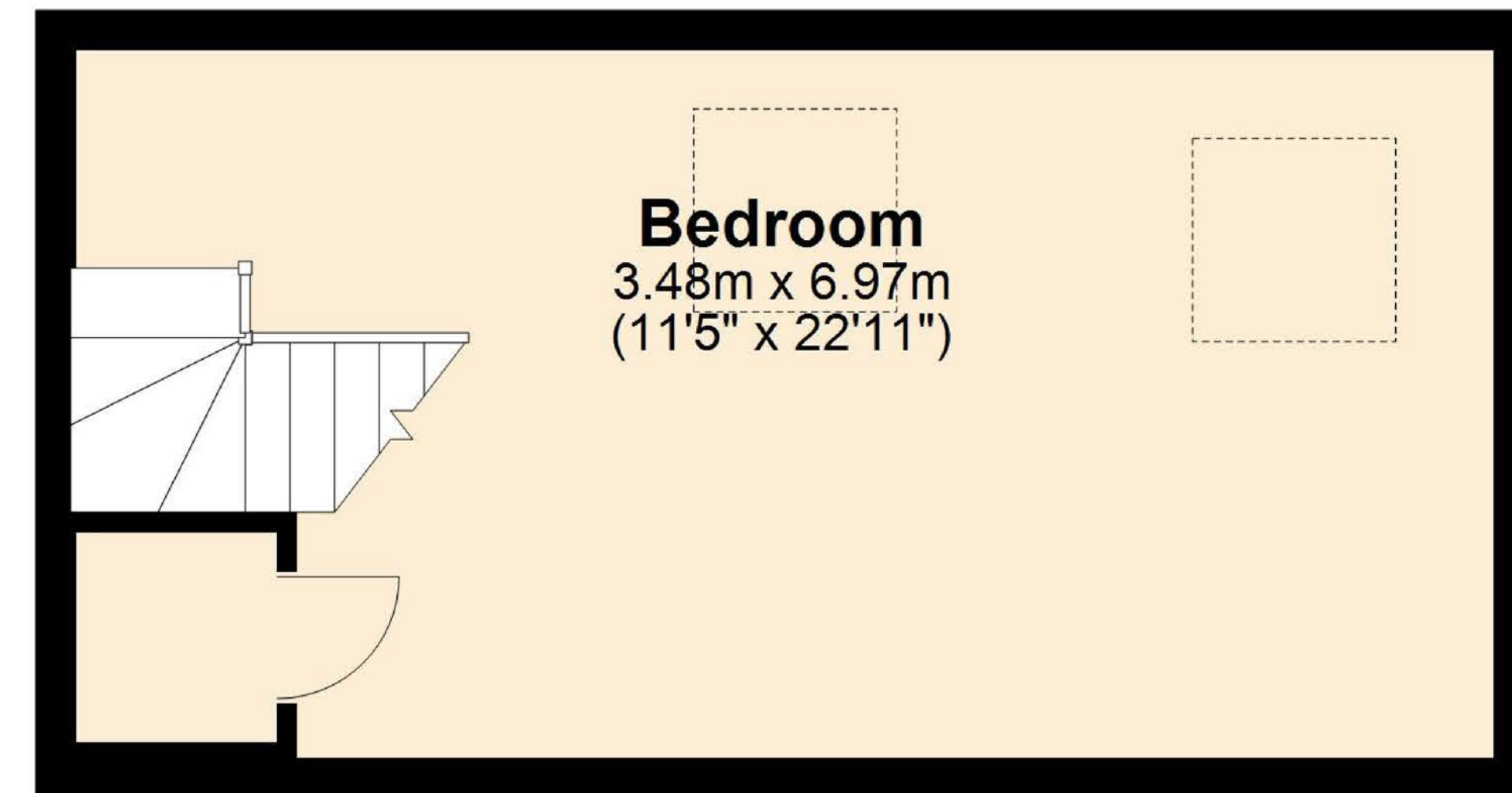


Floorplans

Ground Floor



First Floor



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Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - C

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 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



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.





SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652
What3Words - pranced.stretcher.curvy

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