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Ashburton

House

APARTMENT 4
ASHBURTON HOUSE
EAST STREET
ASHBURTON
DEVON, TQ13 7AL

Newton Abbot 7.5 miles, Exeter 21.9 miles
(all distances and times are approximate)

Kitchen/Living Space | One Bedroom | Shower Room
Communal Garden/Outside Space | Period Grade II Listed Building



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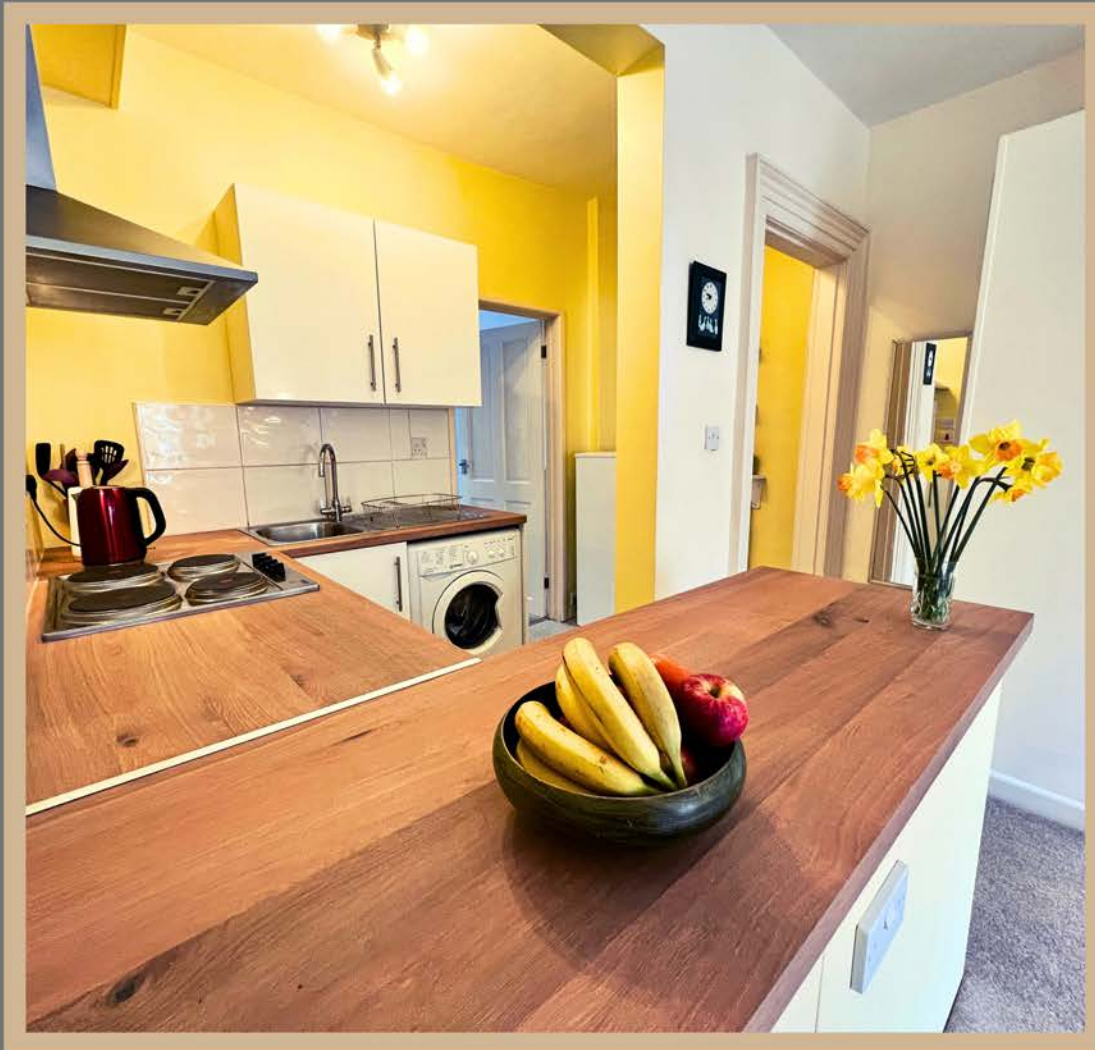
Communal Hallway

Fusing period appeal with artistic style, Ashburton House is a fine Grade II listed town property providing six individual apartments. The building epitomises a timeless sense of historic elegance whilst embracing contemporary flair. The communal hallway and stairs will lead you to the first floor where Apartment 4 is situated.





Kitchen



Step in to this light and airy open plan design KITCHEN - fitted with gloss fronted white cupboards under a wood effect work surface. Offering under and above the counter storage space, single sink and drainer, tiled splashback, electric oven and four ring electric hob with extractor over, space and plumbing for a washing machine and ceiling mounted spotlights.

The flowing open plan living is dressed in fresh contemporary tones which leads through into the LIVING ROOM.

The Living Space



Boasting sunny interiors the LIVING AREA is a lovely light room with large sash window to the front elevation, A decorative fireplace adds charm and character to this generously sized room (please note, the fireplace is for decorative purposes only). Open shelving to one side offers further storage - a minimalist yet cosy design.



And so to bed



A Door from the KITCHEN/LIVING AREA leads to the BEDROOM. A double glazed window gives a view to the rear and a glimpse of the top of the communal garden with a further modesty glazed window to the right of this. This bright and fresh room is carpeted throughout and has open storage to one side.

Shower Room



A door in the bedroom enters to a shower room fitted with a folding cubicle large shower with and electric shower over, WC with dual flush, pedestal wash hand basin and chrome effect towel radiator.



Communal Gardens



On the ground floor, a door to the rear leads you through to a communal garden, drying area and bin storage. The inviting area features a large grassed area with towering mature trees and also a patioed area.

Key Facts for Buyers

TENURE

Leasehold - 999 years commencing from 1st January 2008.

We are advised that the service charge for the property totals @£420 for the current year and covers cleaning, gardening, electricity, annual filing of company accounts, insurance and the fire alarm system tests twice a year.

We understand that the apartment is liable for @9.8% of any other maintenance or repair costs.

The Freehold is shared between the owners of the 6 apartments. There is no ground rent payable.

COUNCIL TAX BAND - A

EPC - Awaited

SERVICES

Mains electric, drainage and water are connected. There is no gas in the building.

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](#)

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.





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

Email -katie@sawdyeandharris.co.uk

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