



7 WOODLAND ROAD
ASHBURTON • DEVON





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A lovely mid-terrace, three storey, two bedroom town cottage with a superb walled rear garden and studio - offered to the market
Freehold and with no onward chain

Living Room | Kitchen/Breakfast Room
Mezzanine Office | Two Bedrooms - one with Cloakroom
Family Bathroom | Private garden
No Onward Chain | Close walking distance to the town



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Steps up lead to a timber front door which opens in to the ENTRANCE HALL, full of character and featured with half wood panelled walls to either side and a ceramic tiled flooring. Head through to the LIVING ROOM which has a double glazed window to the front elevation and a window seat. There is engineered oak flooring through this space, as well as a fire place with a wood burner (not connected currently). Stairs to one side rise to the first floor accommodation.



Head through to the KITCHEN/DINING ROOM, fitted with a country style kitchen fitted with a range of floor and wall mounted cupboards and drawers together with a twin butler sink and a timber work surface, four ring stainless steel gas hob and electric oven under.



A feature display fireplace with a beautiful timber lintel over provides open storage. French doors lead to the covered storage space to the rear together with a second double glazed window, high level Velux roof lights and exposed timber beams, all of which really compliment the overall accommodation. There is a high level mezzanine office area with a pull down ladder to access, which overlooks the kitchen.

Stairs lead to the FIRST FLOOR LANDING which has stripped board floors and a part glazed timber door leading to BEDROOM TWO. This is an unusual room being L shaped with a double glazed window to the front aspect with a window seat and offering countryside views across the top of the rooftops.





There is also the FAMILY BATHROOM situated on this floor fitted with a panelled bath with shower over, WC, pedestal wash hand basin, built-in storage space and chrome effect ladder radiator. A light pipe draws in light to the room.





Stairs rise to the SECOND FLOOR which opens into BEDROOM ONE, a fabulous room with high level panelled ceiling, two Velux roof lights and double glazed window to the front elevation - with great views!

There is storage space to one side with shelving, loft hatch and access to the gas fired central heating boiler.

In addition there is a useful CLOAKROOM/WC fitted with a wash hand basin with vanity cupboard under and WC with dual flush.



Outside

Immediately adjacent to the house is a covered and sheltered storage area - ideal for storing bikes, bins and the like, There is also a cold water tap.

Central steps lead up to the garden with borders to either side and path to the patio area at the top. There is a STUDIO.WORK ROOM which is insulated and with light and power.

Steps up to the side lead to the rear boundary where there is a an additional storage shed/workshop store with part translucent tiled roof and metal profile clad exterior.





Floorplans



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Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band B

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

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 UK's 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>

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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

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