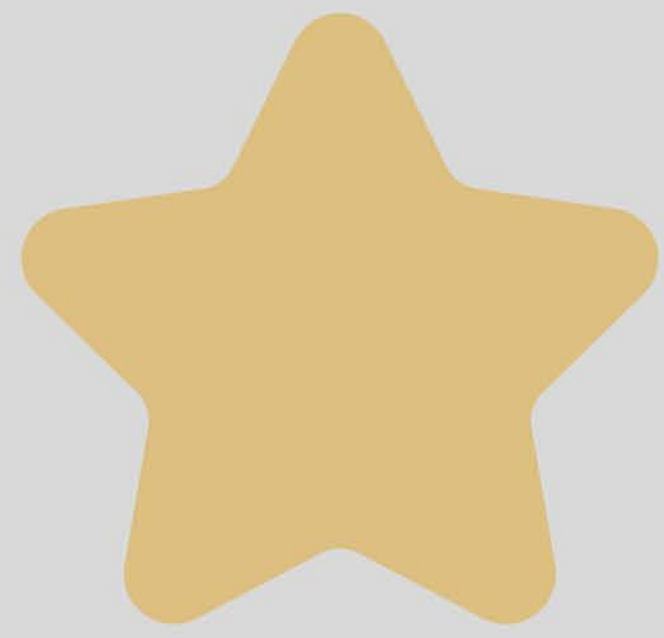


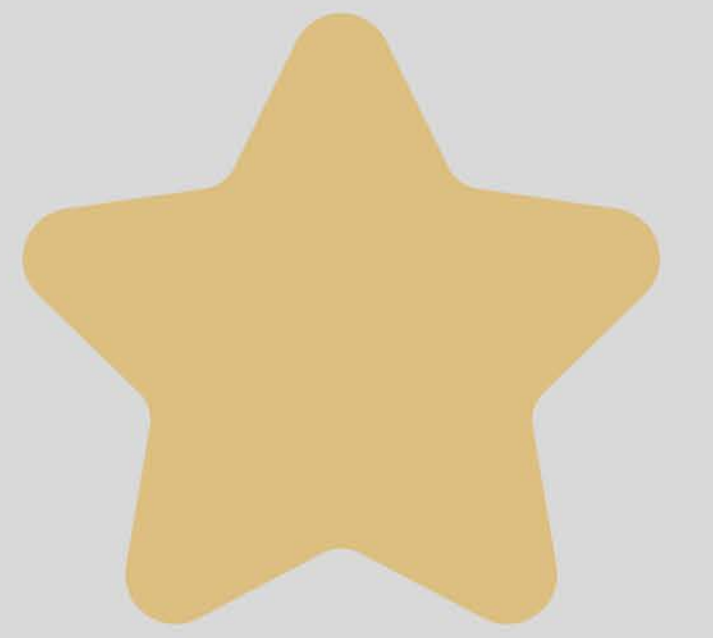


13 GREAT BRIDGE COTTAGES  
ASHBURTON





13 GREAT BRIDGE COTTAGES  
ASHBURTON  
TQ13 7XX



*A cosy, Grade II Listed cottage, located on a popular street on the outskirts of the Dartmoor town of Ashburton. This property has a lovely feel and many period and traditional features blended with modern touches. There are two bedrooms and an away cottage garden.*

*Country style Kitchen | Lounge with Wood Burner  
Two Bedrooms | Modern Bathroom  
On street Parking | Away Garden*

THE DARTMOOR OFFICE  
TEL: 01364 652652  
DARTMOOR@SAWDYEANDHARRIS.CO.UK  
WWW.SAWDYEANDHARRIS.CO.UK







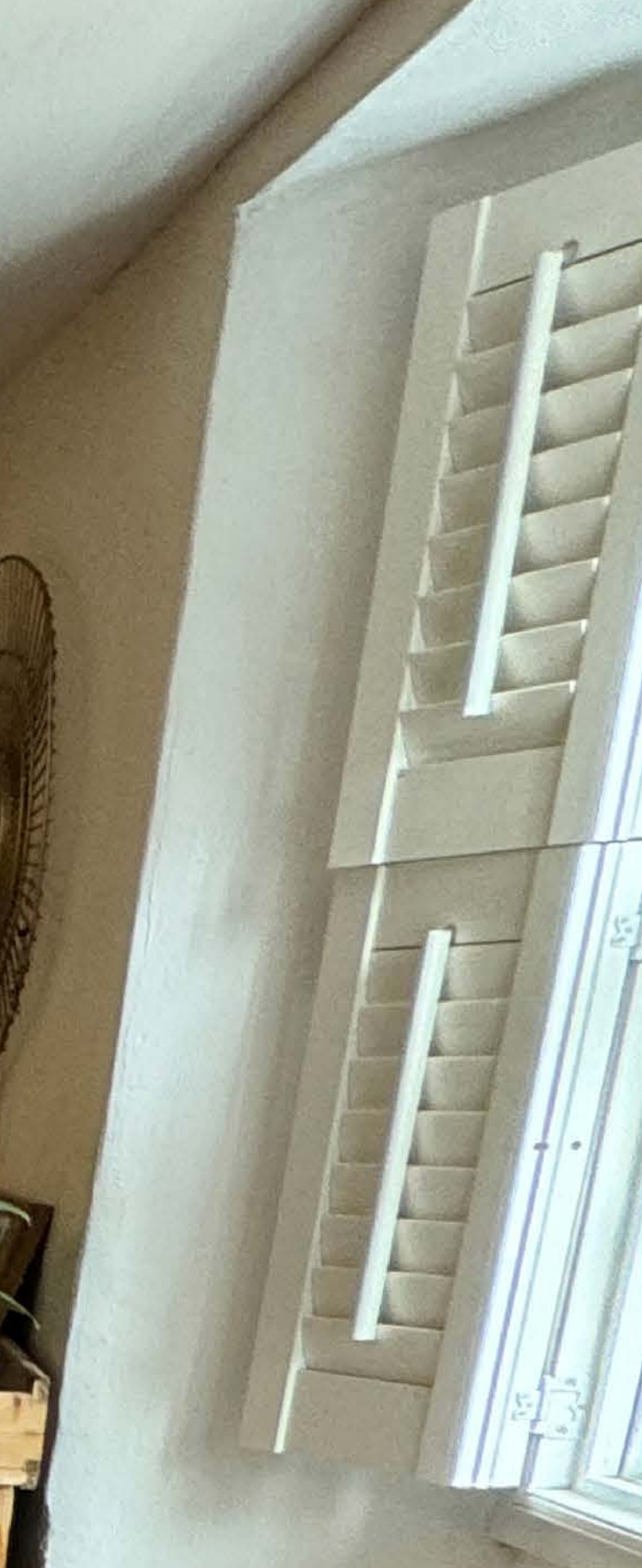
The front door leads you through the shared passageway and to an inner hallway, Head in through the FRONT DOOR and in to the LIVING ROOM. This space is lovely and cosy with a beautiful fireplace and Dean Forge multi fuel stove set onto a raised slate hearth with timber lintel over. There is open shelving to one side. A multi framed sash window overlooks the front elevation with shutters and a window seat as well as built in understairs storage space.



There is a compact and well fitted country style kitchen with a deep timber work surfaces, 1 ¼ ceramic sink with swan neck mixer tap, tiled splash back and wood framed window overlooking the side elevation. There are recessed spotlights and wall mounted gas fired boiler, four ring electric hob and oven under, as well as space and plumbing for a washing machine and space for a fridge.



The Bathroom is fitted with a panelled bath with shower mixer tap, tiled surround, wall hung wash hand basin, WC and window to the side with extractor. This space is finished with part panelled walls and period style tiling.





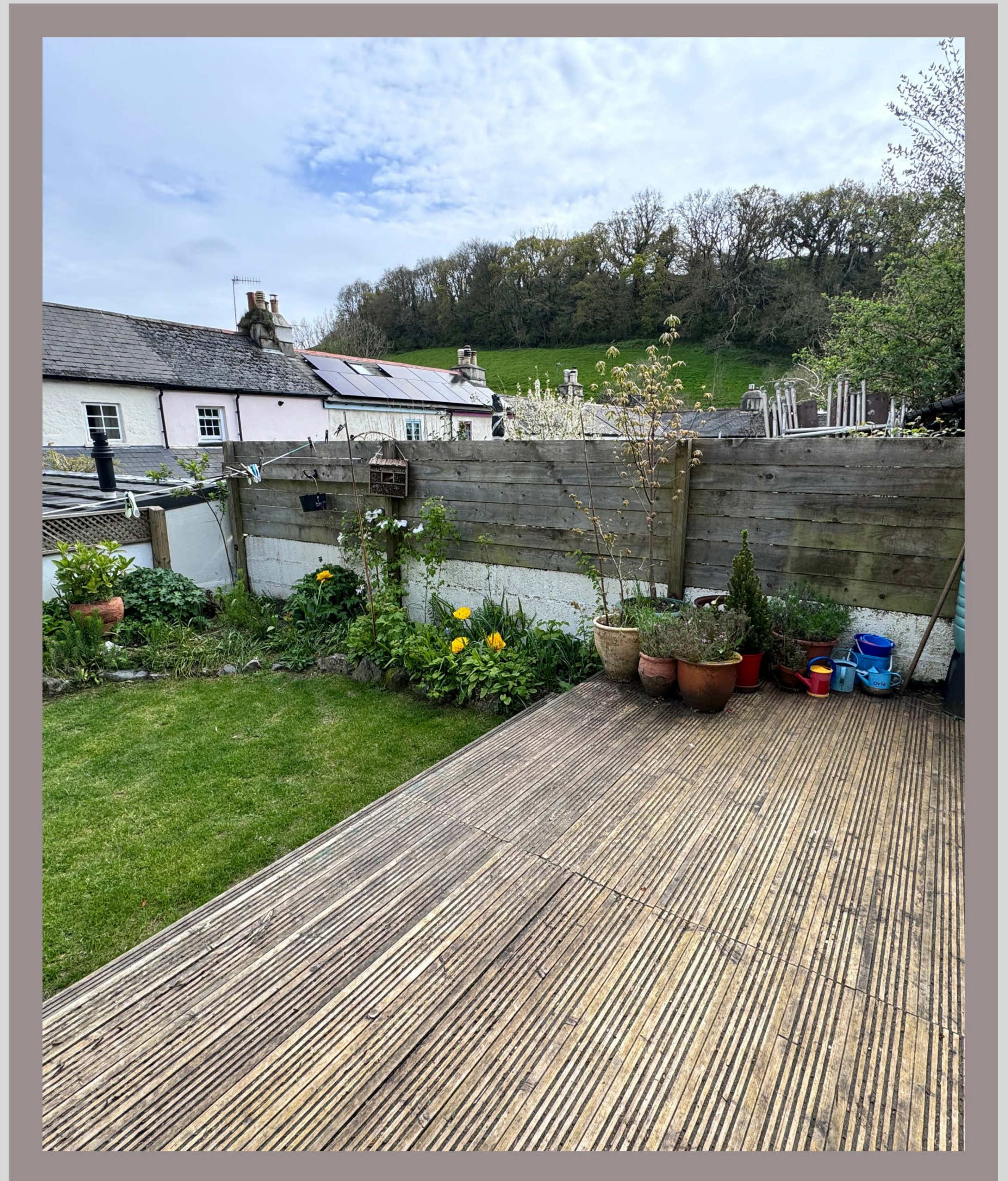
To the first floor, there is a loft hatch access to the landing as well as a book case to one side as you head up the painted timber stairs. BEDROOM ONE sits to the front and has a window seat and shutters giving a lovely feel when combined with the exposed timber floorboards and a period style radiator. BEDROOM TWO has an opening window to the rear elevation again with a window seat, period style radiator and door to over the stairs storage.



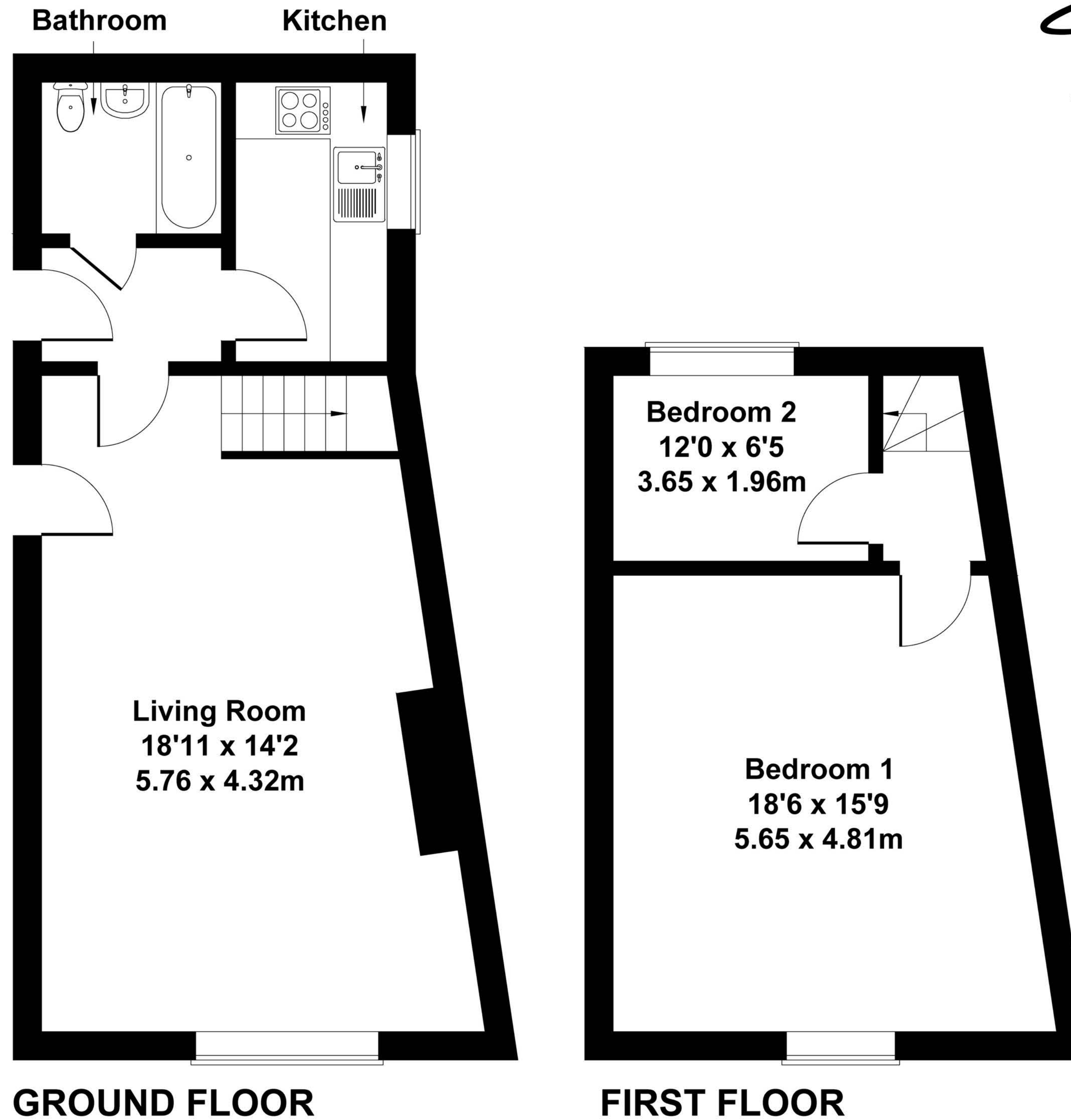


# Outside

The property also enjoys an away garden which is situated along the shared pathway. A timber gate leads into the lovely cottage garden. There is a lawn with planted borders and a raised patio area - ideal for sitting out and edged with planted raised beds.







Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

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 plan not to scale and for illustrative purposes only

# Key Facts for Buyers

**TENURE - Freehold.**

**COUNCIL TAX BAND - B**

**EPC - E**

## **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



PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral Fee.



## 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](mailto:katie@sawdyeandharris.co.uk)

Telephone - 01364 652652

