



1 WEST END TERRACE

ASHBURTON - DEVON

A well presented, traditional terrace cottage which has been improved and extended to house any growing family in comfort and style. This lovely property boasts versatile living spaces as well as sitting within the Dartmoor town of Ashburton, a bustling, sought after location with great shops and amenities, all within a short walking distance from the front door. Finish off with a lovely garden space - perfect for sitting out and to enjoy the sun.

Lounge | Open plan Dining Room | Kitchen | Utility Room | Shower Room
Three Bedrooms | Family Bathroom | Front Patio and Rear garden
Sought after location

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Our sellers reflections - Why we have loved living here

This lovely cottage has been our home for the past 15 years - we only expected to stay for a few years, but we have so enjoyed living here the time has just flown by. We have found Ashburton to be so very friendly and we can walk to the children's school. The garden has been thoroughly used as it is private, safe and secure.

The house is perfect for a family with its open plan living and the wood burner has been great to cosy up in front of at the end of the day. We will miss our lovely home but the time has come for us to move on.

Welcome...



The property is accessed taking the steps from the road, where a front courtyard provides space for a table, chairs, bench and storage. Upon entering the property you are greeted with the HALLWAY - perfect for hanging coats, hats and shoes.



The space opens out onto the comfortable LOUNGE with its great features including exposed timber floor boards.



The LOUNGE has a working log burner for cosy winters and a bay window to the front elevation that floods the room with natural light.




Head through the archway separating the two rooms, and in to the DINING AREA. This versatile space also offers exposed timber flooring, open fireplace and an open area under the stairs, perfect for extra storage or a small reading nook. A door leads off to one side to the UTILITY ROOM and then in to the SHOWER ROOM.



Accessed through the UTILITY ROOM, is this SHOWER ROOM; complete with WC and hand wash basin, perfect for families with pets who have a habit of getting muddy.

The KITCHEN, sits to the rear and offers a well fitted space with classic slate tile flooring. This room offers plenty of storage with floor and wall mounted cream fronted units, four ring gas hob, and ceramic sink and drainer with swan neck mixer tap. A door to the rear leads to the GARDEN.



A bedroom with light green walls and a wooden floor. A bed with a grey and white striped duvet is positioned against the left wall. A white radiator is mounted on the wall below the bed. On the right wall, there are two framed pictures: a smaller one with a colorful scene and a larger one with a black and white botanical illustration. A wooden desk with a chair is on the right side of the room. A desk lamp with a green shade is on the desk. A door is visible on the left side of the room. A ceiling fan with a yellow light fixture is mounted on the ceiling. A small black shelf with books and photos is on the wall above the bed. A pink heart sticker is on the wall to the left of the bed. A blue object is in the foreground on the right.

To the **FIRST FLOOR**, the **MAIN BEDROOM** sits to the rear and is a spacious light filled room with French doors that lead out to the garden and decking area.

BEDROOM TWO sits to the front elevation with a lovely outlook and with painted floorboards.



BEDROOM THREE also enjoys an outlook to the front elevation with its far reaching views.



The FAMILY BATHROOM is fitted with a white suite comprising a roll-top bath with side mounted mixer shower tap, basin and WC.



Outside

Stone steps, shared with the neighbouring property lead up to the rear garden. There is a private decked seating area adjacent to the house with steps up to a lawned area and boarded with mature shrubs. The garden is enclosed and benefits from the afternoon and evening sun.





About... Ashburton

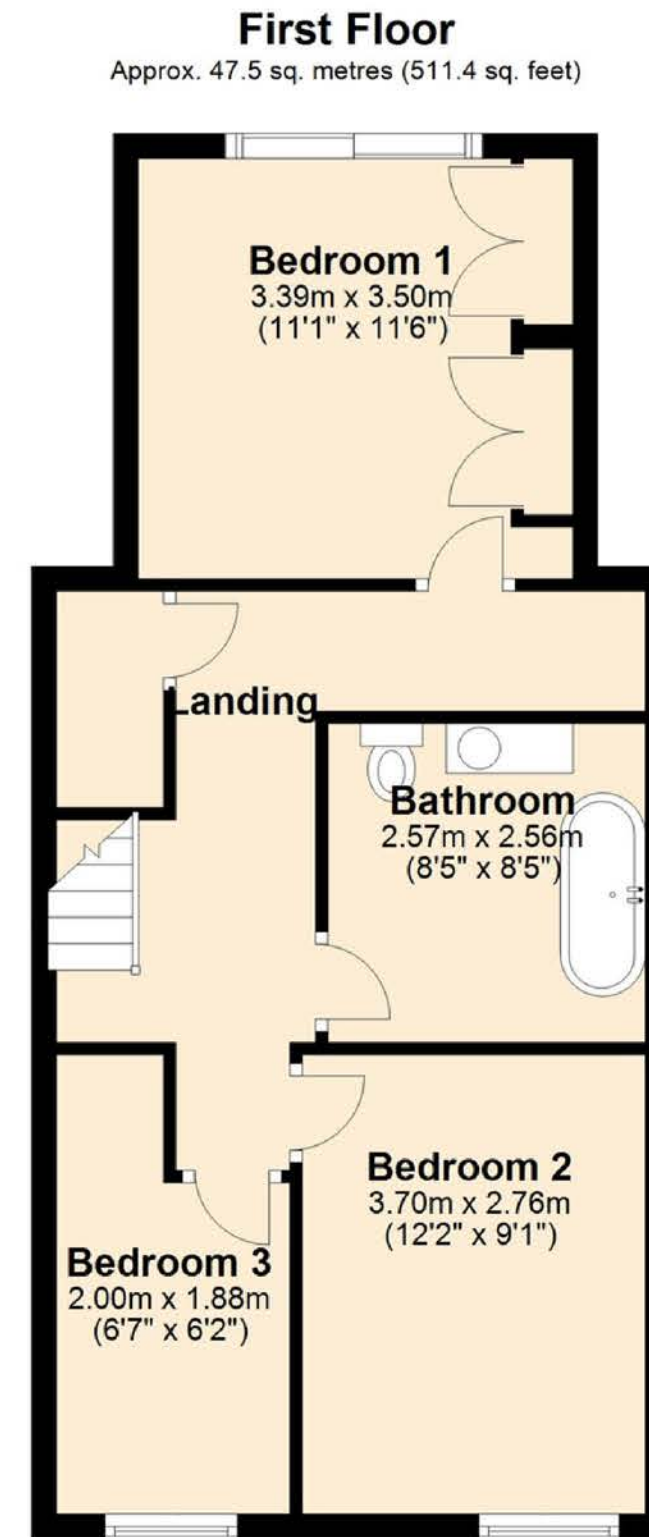
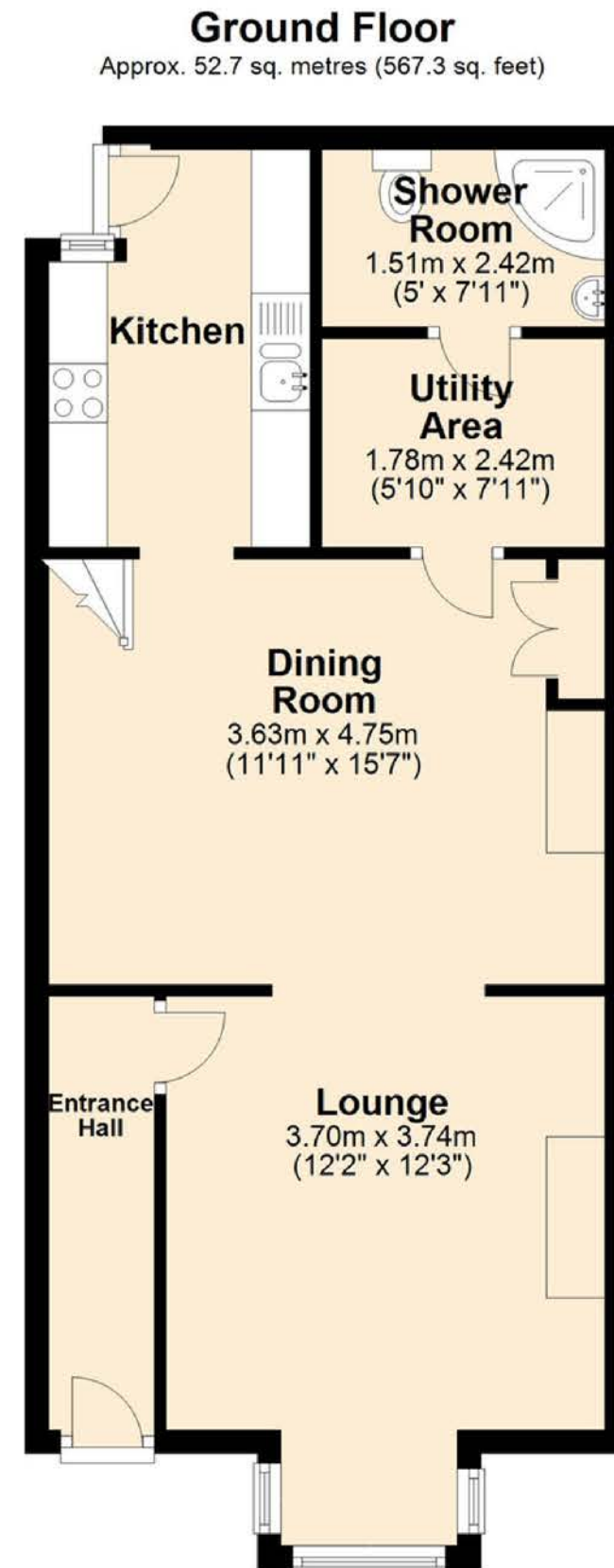
Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also 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.



Floorplans



Total area: approx. 100.2 sq. metres (1078.8 sq. feet)

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 - C

SERVICES

Mains electricity, gas, water and drainage.

BROADBAND

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



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SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

