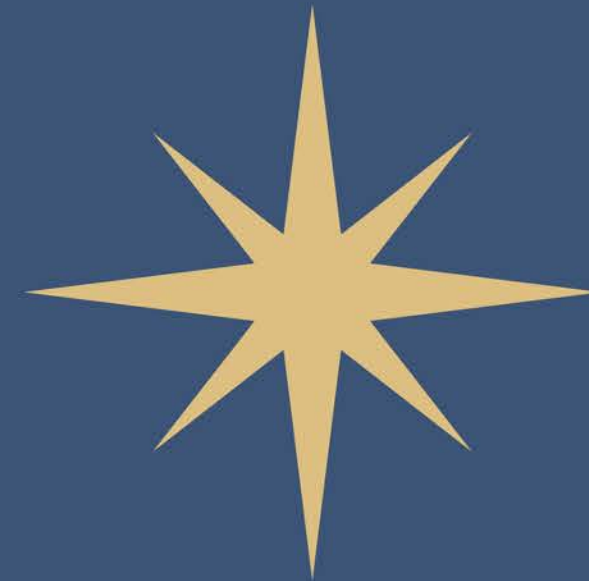


SAWDYE & HARRIS  
CELEBRATING 175 YEARS



12 GREAT BRIDGE COTTAGES, ASHBURTON

12 GREAT BRIDGE COTTAGES  
ASHBURTON  
TQ13 7QW

A beautifully presented Grade II Listed cottage situated within walking distance of the town centre with a private courtyard garden and countryside views to the front, bursting with charm and character. The property has many original features such as exposed beams and fireplace and a viewing is highly recommended to appreciate what is on offer.

Fabulous Kitchen/Breakfast Room | Lounge  
Two Bedrooms - One with Bathroom, One with Shower Room | Playroom/Snug Loft Space  
Private Enclosed Rear Garden | On street parking available | Utility Store

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







The Kitchen/Breakfast room is the heart of the home with a large sash window overlooking the front aspect with window seat built-in. Fitted with a range of kitchen cupboards and wooden worksurfaces as well as a Butlers sink and mixer tap, all adds to the overall feel of this lovely space. The white gloss metro style splash back tiling adds a modern touch together with space for a range cooker and fridge/freezer. There is a multi-fuel wood burner set in to the fireplace with brick lintel over.





The Living room has a window overlooking the rear garden and Patio doors giving access to the outside. There is a slate effect tiled floor, recessed spotlights and exposed beams.



There is a BEDROOM situated off with window to the side elevation and opening to an EN SUITE SHOWER ROOM.









Stairs rise to the first floor landing which open in to BEDROOM ONE. There is a window to the front elevation and Velux window allowing plenty of natural light. A lovely feature is the open fireplace with stone hearth and exposed beams. From this room a wall ladder gives access to a LOFT ROOM - currently used as a snug/playroom space with a Velux window, built in shelving and storage to the eaves.



The BATHROOM has a modern feel and is fitted with a panelled bath with waterfall shower over, WC set on to a wash stand, heated towel rail and WC.







# Outside

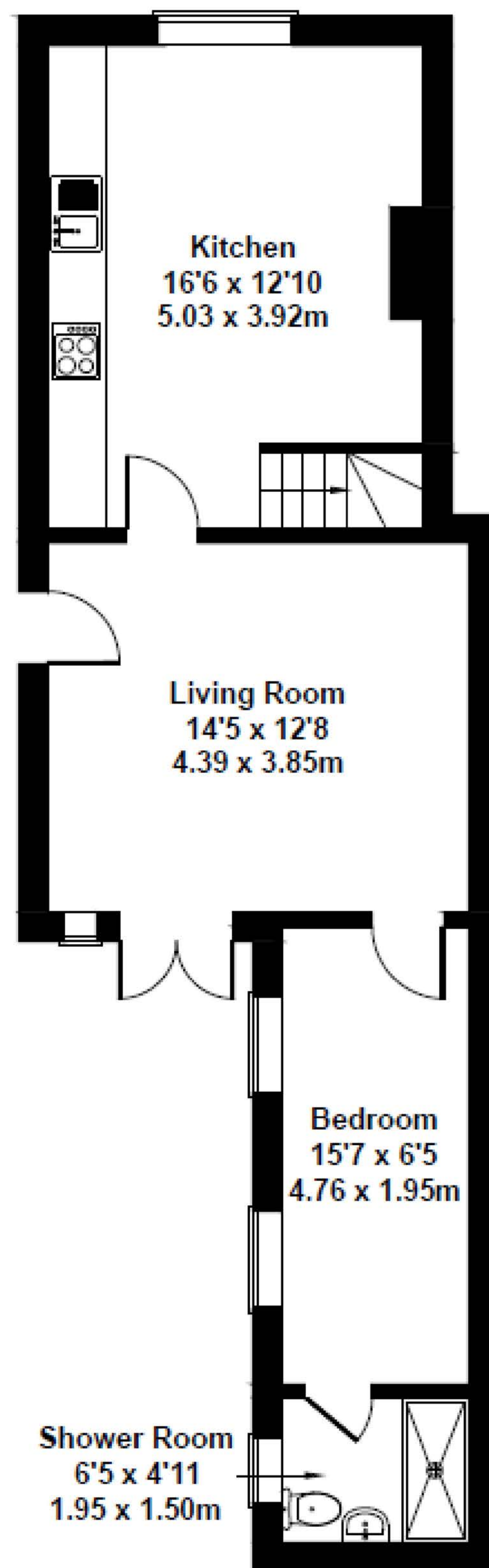
To the rear is a private courtyard which enjoys a southerly aspect. There is space for seating and a table and chairs. A utility space is also situated in the garden which space and plumbing for a washing machine. gas fired central heating boiler and storage.



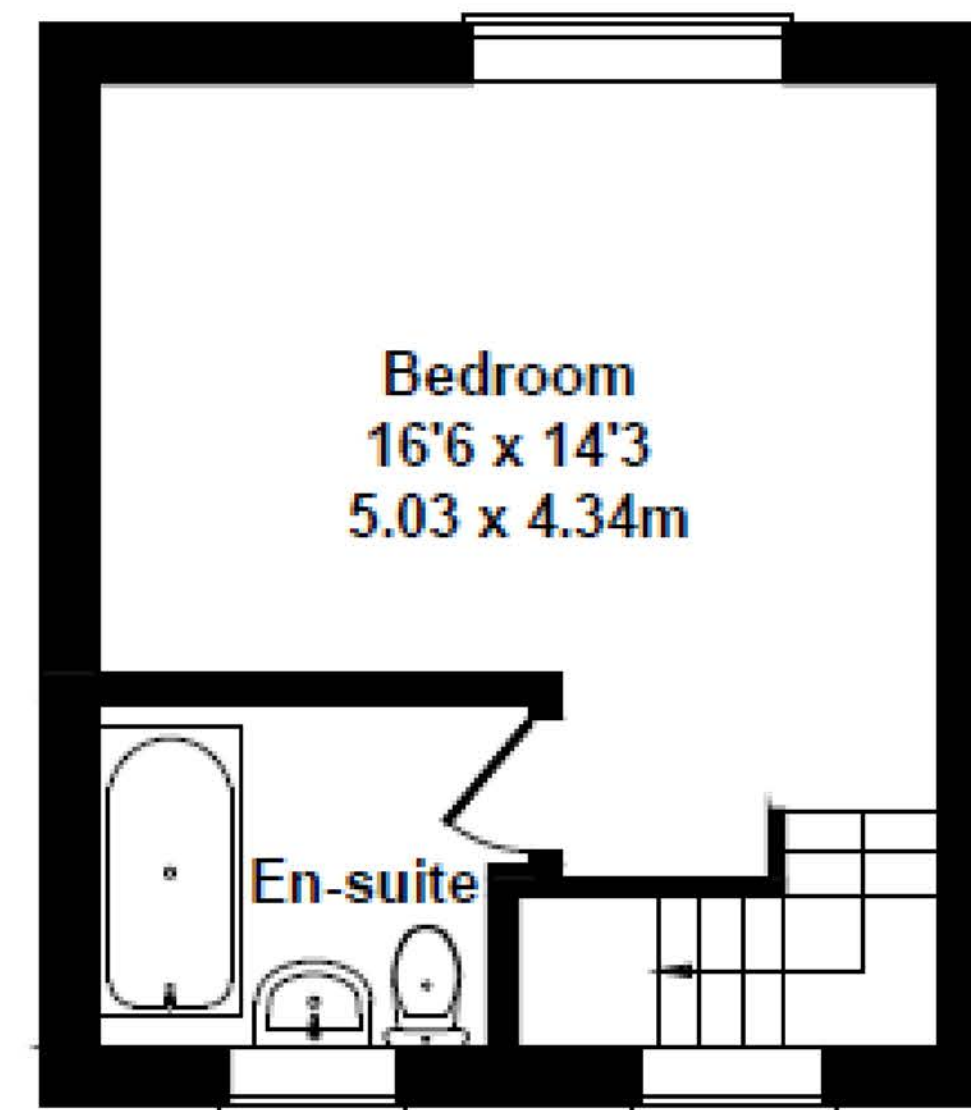




# Floorplans



**GROUND FLOOR**



**FIRST FLOOR**



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 - 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



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 our mortgage provider. 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.

# 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

