



TWO ASHMOOR COTTAGES

ASHBURTON • DEVON

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ASHBURTON • DEVON • TQ13 7AP

A well presented three bedroom semi-detached home in a sought after location together with both parking and a garden. All ready to move in to and with no onward chain this property is well worth a viewing!

Living Room | Kitchen/Breakfast Room | Cloakroom
Three Bedrooms - one with En Suite
Family Bathroom | Private garden | Parking
No Onward Chain | Close walking distance to the town



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Welcome

Set back from the road with plenty of parking on the brick paved driveway head up the sloping path to the double glazed front door with delicate inset stained glass window; opening to the ENTRANCE HALL with carpeted stairs rising to the first floor, there is a useful understairs storage cupboard, coved ceiling and smoke detectors.

A CLOAKROOM sits off with modesty glazed window, tile effect flooring, wall hung sink and WC with dual flush.





Head through to the rear of the house where the LIVING ROOM is situated with newly fitted patio doors and a double glazed window overlooking the REAR GARDEN. This is a lovely light room with a pleasant outlook, well screened and private and offering coved ceilings and pendant light fittings.







The KITCHEN/BREAKFAST room has a dual aspect with double glazed windows to the front and side elevations. The space is fitted with a range of floor and wall mounted kitchen cupboards including space and plumbing for a washing machine and upright fridge freezer.



The kitchen also features a four ring stainless steel gas hob, electric oven and extractor over, also a 1 ¼ stainless steel sink and tiled splash back. There are recess spotlights, coved ceiling and ceramic tile effect flooring.



Stairs rise to the first floor landing where the main BEDROOM sits to the front and offers a light and bright space with double glazed window to the front elevation, coved ceiling and a pendant light fitting.



There is an ensuite SHOWER ROOM with a newly fitted quadrant corner waterfall shower featuring separate hand held attachment and sliding glazed doors, pedestal wash handbasin, closed coupled WC, modesty glazed window, recessed spotlights and coved ceiling.



BEDROOM TWO sits to the rear with a double glazed window giving a superb view across the rooftops and to the country side beyond.

BEDROOM THREE also has a double glazed window to the front elevation with another pleasant outlook.





The FAMILY BATHROOM has been refitted to include a large walk through waterfall shower with separate hand held attachment, a pedestal wash hand basin and WC with dual flush, this room has recessed spotlights, coved ceilings and a modesty glazed window.

Outside

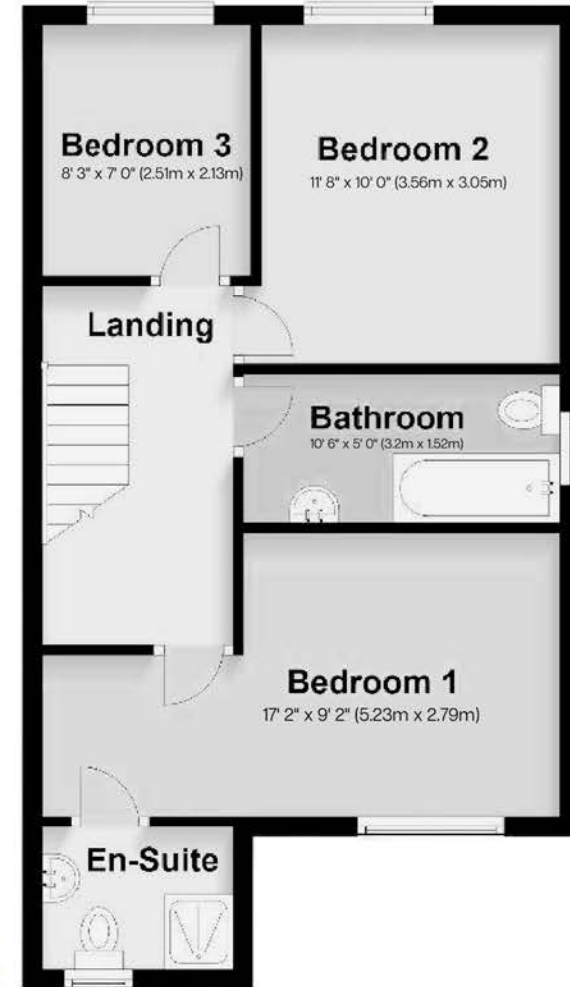
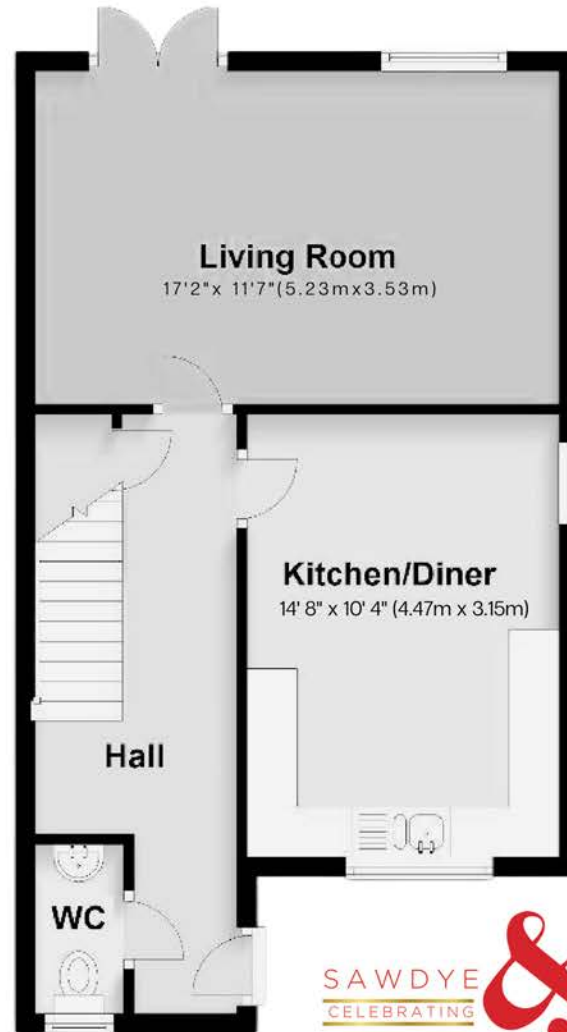
To the front is a brick paved driveway offering parking for several cars. There is a pathway to the side.

The REAR GARDEN is mainly laid to lawn with a shrub hedge and fencing to the rear and timber fencing to either side. There is also a wooden garden shed. This space, offers a lovely private area to sit out in and enjoy the weather.





Floorplans



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Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band C

EPC - C

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>



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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