



Waterleat Walk, Ashburton Park

A5 Waterleat Walk
Ashburton Park
ASHBURTON
DEVON
TQ13 7NL

Newton Abbot 7.5 miles, Exeter 21.9 miles
(all distances and times are approximate)

Open Plan Modern Kitchen/Diner/Lounge
Double Bedroom | Modern Bathroom
Patio Area and Useful Storage Shed
Allocated Parking Space



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Welcome...

A detached Pathfinder Park Home set in an elevated position, with far reaching countryside views in a quiet residential development. The property has open plan living, patio areas and private allocated parking. Located on the outskirts of the popular town of Ashburton. Available to 45 year olds and over. The property has recently undergone a full renovation by the current owners, including new carpets and painting throughout.





The front door is access up a few steps and leads into the hallway. Doors lead off to each room from here.

OPEN PLAN KITCHNE/DINER/LOUNGE -
The **KITCHEN** area is fitted with modern high gloss wall and floor units, laminate worksurfaces. Built-in 4 ring gas hob with electric oven below. Space and plumbing for undercounter appliances. Windows to front and rear. Concealed wall mounted combination "Alpha" boiler.



In the **LOUNGE/DINER** area there is a focal electrical fire, windows and patio doors.

BEDROOM ONE overlooks the garden patio area and has a built-in wardrobe.

The BATHROOM is newly installed and comprises of panelled bath with shower over and glazed screen, low level WC, vanity unit with wash hand basin and mirror over. Part tiling to walls. window to rear.



Outside...

The property is fully enclosed and has patio seating areas making perfect spaces for entertaining. There is a large storage shed and a raised banked garden area to the rear. There are far reaching views, and an allocated parking space close by.



Site notes...

SERVICES

Gas: Bottled gas

Electricity: Mains electric, individually metered (checked by site manager) Water: Shared system of water used (checked by site manager)

Ground Rent: £175.71 PER MONTH from April 2024
(increased every April)

Council Band: A

EPC: Exempt

Freehold

Age restriction: 45 years and over

We recommend you visit the government website, link below for detailed information about buying a park home. <https://www.gov.uk/park-mobile-homes> We are advised by the Park Manager of Ashburton Park that there is a 10% commission on any property sold within the park. Please contact us if you have any queries in this regard.

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.

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.

Exeter, about 20 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping, including John Lewis, Waitrose and many restaurants. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard School, whilst Exeter University is recognised as one of the best universities in the country.

The historic naval port of Plymouth is 25 miles away and offers extensive cultural, recreational and educational facilities including three theatres, Drakes Circus shopping centre, many sporting facilities and a fine university. The Barbican area has retail art galleries, numerous bars and eating places including Tanners and The Barbican Kitchen, plus the River Cottage Canteen at Royal William Yard.



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or call the Sawdye & Harris team on 01364 652652

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