



4 ORCHARD ROAD, ASHBURTON







# 4 ORCHARD ROAD

ASHBURTON • DEVON • TQ13 7RL

A two-bedroom semi-detached bungalow, tucked away on the edge of town. This property presents an excellent opportunity for buyers looking to put their own stamp on a home or take on a renovation project, as it requires some updating works. Set on a generously sized plot, the property offers ample outdoor space and great potential for extension (subject to the necessary planning permissions). Freehold. EPC D. Council Tax Band B. All mains services connected..



The property features a modest front lawn bordered by hedges, blending seamlessly with the surrounding greenery. Boasting plenty of parking and rustic charm, this home offers a back-to-basics feel with practical touches, making it an ideal retreat for those seeking a simpler, quieter lifestyle.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

01364 652652  
HELLO@SAWDYEANDHARRIS.CO.UK



The front door open in to KITCHEN. There is a window to the side elevation overlooking the garden. The space is fitted with floor and wall mounted units and marble effect countertops. The room is also equipped with modern appliances, including a built-in oven, four ring gas hob and dishwasher.











The LIVING / DINING ROOM has a large square bay window overlooking the rear garden. This room is filled with plenty of natural light and finished with wood effect flooring.









BEDROOM ONE is located at the front of the property with window to the front elevation, comprising of a light and bright space with wood effect flooring.



BEDROOM TWO has a window to the rear elevation overlooking the rear garden and again finished with wood effect flooring.







The BATHROOM has a modesty glazed window to the front elevation and is fitted with a corner bath with shower over, low level WC and wall mounted radiator. Contrast tiling creates a space that is not only functional but stylish.







The bungalow is approached over a block paved driveway offering parking for several cars. The driveway extends past the property and opens to the lawn. There is a level lawned garden with close boarded fencing as well as a hedge boundary. The garden is well stocked with mature, flower beds adding colour to the garden as well as a small pond. There is a shed, outside tap and electric.





Floorplans

# 4 Orchard Road, Ashburton

Approx. 46.9 sq. metres (505.1 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

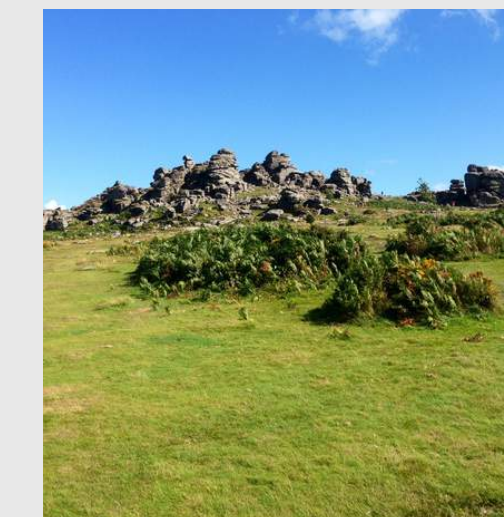


# About... Ashburton

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.





# Key Facts for Buyers

**TENURE** : Freehold.

**COUNCIL TAX** : Band B

**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  
- Key Facts for Buyers - **click here**

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.

## **BUYERS INFORMATION**

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>

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or Email - [Hello@sawdyeandharris.co.uk](mailto:Hello@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.

DETAILS AMENDED FEBRUARY 2025





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

