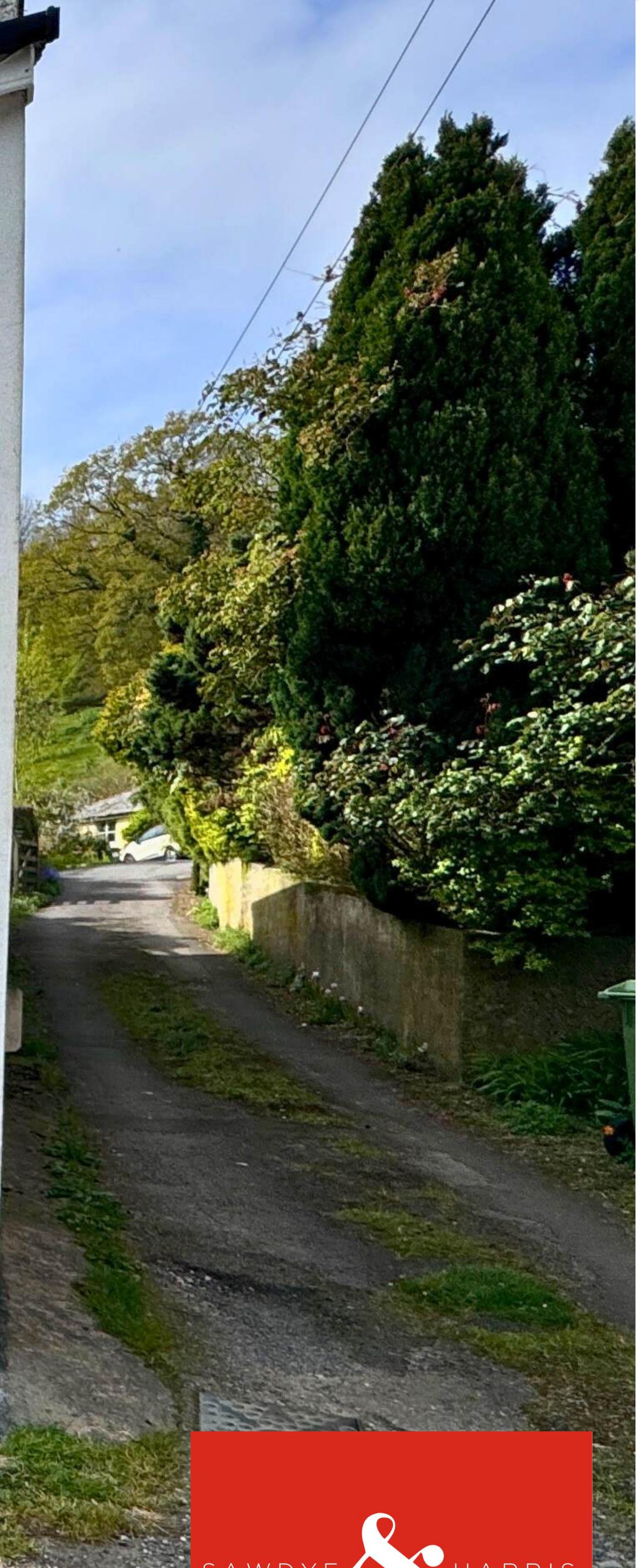




13 GREAT BRIDGE COTTAGES, ASHBURTON



SAWDYE & HARRIS  
CELEBRATING 175 YEARS

# 13 GREAT BRIDGE COTTAGES

ASHBURTON • TQ13 7XX

CHARMING ASHBURTON COTTAGE – PERFECT FOR FIRST-TIME BUYERS OR DOWNSIZERS

Tucked away on one of Ashburton's most sought-after streets, this Grade II Listed cottage combines timeless character with modern comfort. Warm and welcoming, it features exposed beams, period detailing, and thoughtful updates that make everyday living effortless.

With two well-proportioned bedrooms, a cosy living space, and a pretty rear garden, it's a home that offers both charm and practicality. Just a short stroll brings you to Ashburton's independent shops, cafés, and amenities, while Dartmoor National Park lies on your doorstep for weekend walks and adventures.

Whether you're stepping onto the property ladder for the first time or looking to downsize without compromise, this delightful cottage offers the perfect balance of convenience, character, and lifestyle.



**SAWDYE & HARRIS  
THE DARTMOOR OFFICE**

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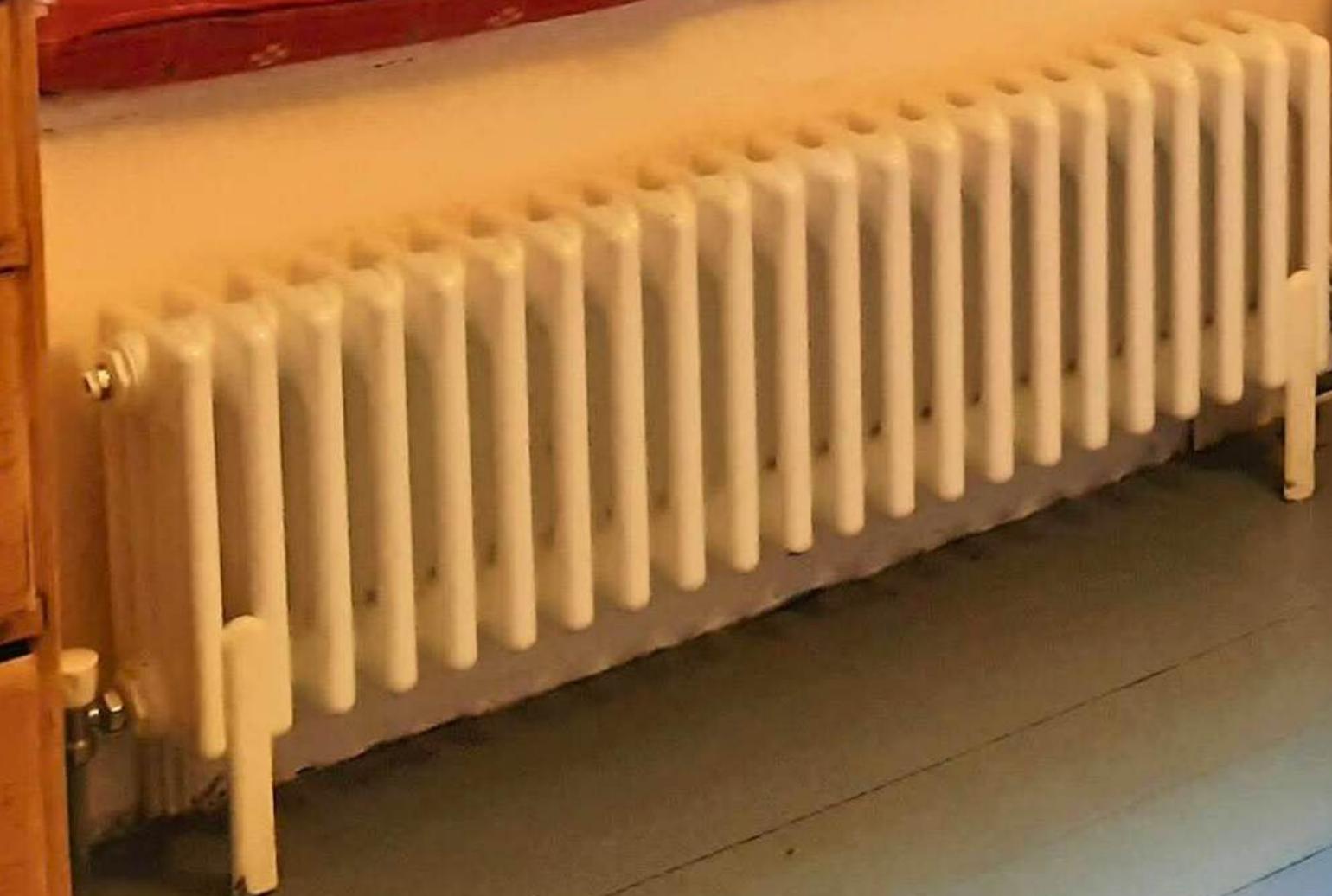
The front door leads through the shared passageway and to an inner hallway, Head in through the FRONT DOOR and in to the LIVING ROOM. This space is lovely and cosy with a beautiful fireplace and Dean Forge multi fuel stove set onto a raised slate hearth with timber lintel over. There is open shelving to one side. A multi framed sash window overlooks the front elevation with shutters and a window seat as well as built in understairs storage space.



There is a compact and well fitted country style kitchen with a deep timber work surfaces, 1  $\frac{1}{4}$  ceramic sink with swan neck mixer tap, tiled splash back and wood framed window overlooking the side elevation. There are recessed spotlights and wall mounted gas fired boiler, four ring electric hob and oven under, as well as space and plumbing for a washing machine and space for a fridge.



The Bathroom is fitted with a panelled bath with shower mixer tap, tiled surround, wall hung wash hand basin, WC and window to the side with extractor. This space is finished with part panelled walls and period style tiling.



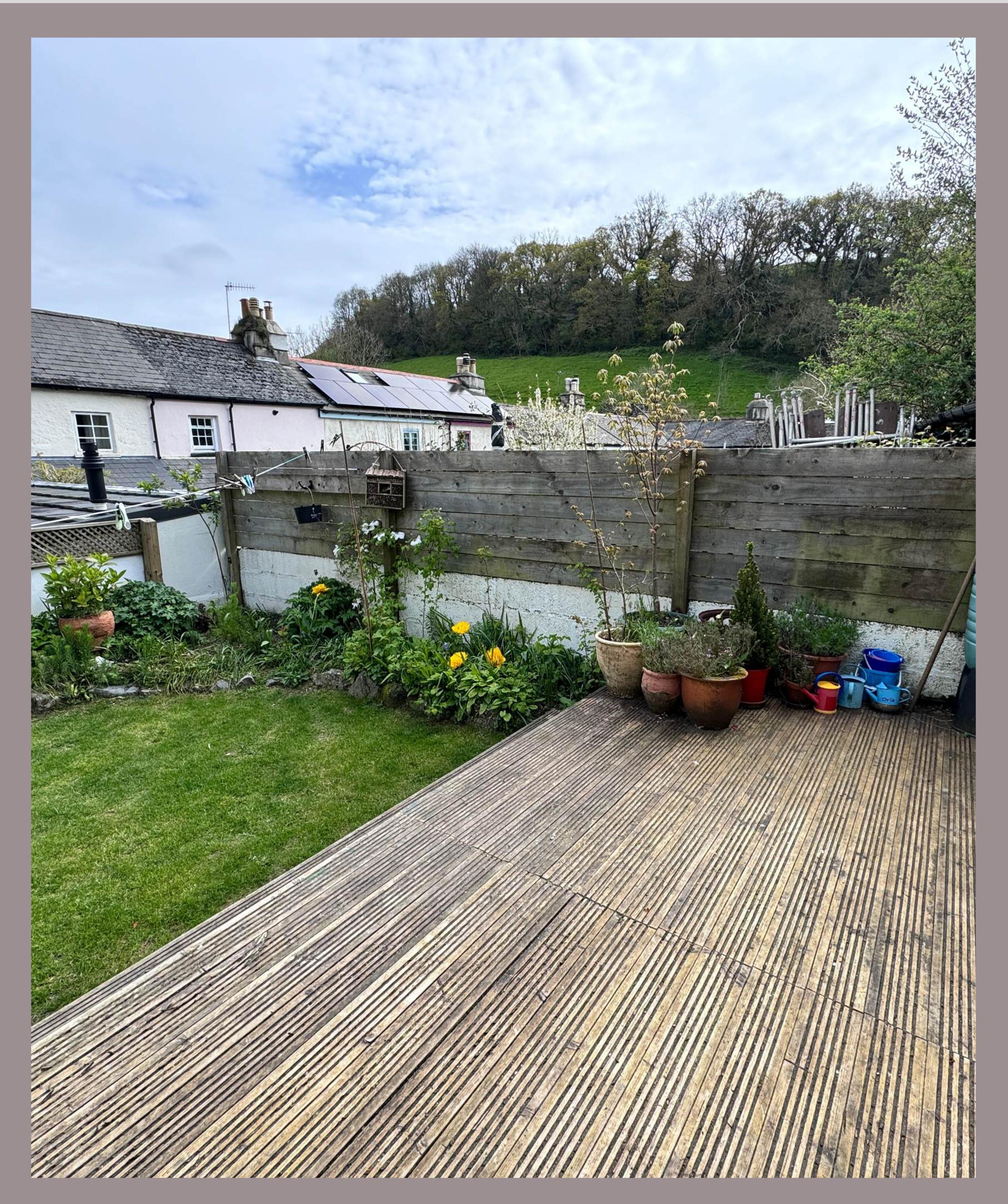


To the first floor, there is a loft hatch access to the landing as well as a book case to one side as you head up the painted timber stairs. BEDROOM ONE sits to the front and has a window seat and shutters giving a lovely feel when combined with the exposed timber floorboards and a period style radiator. BEDROOM TWO has an opening window to the rear elevation again with a window seat, period style radiator and door to over the stairs storage.



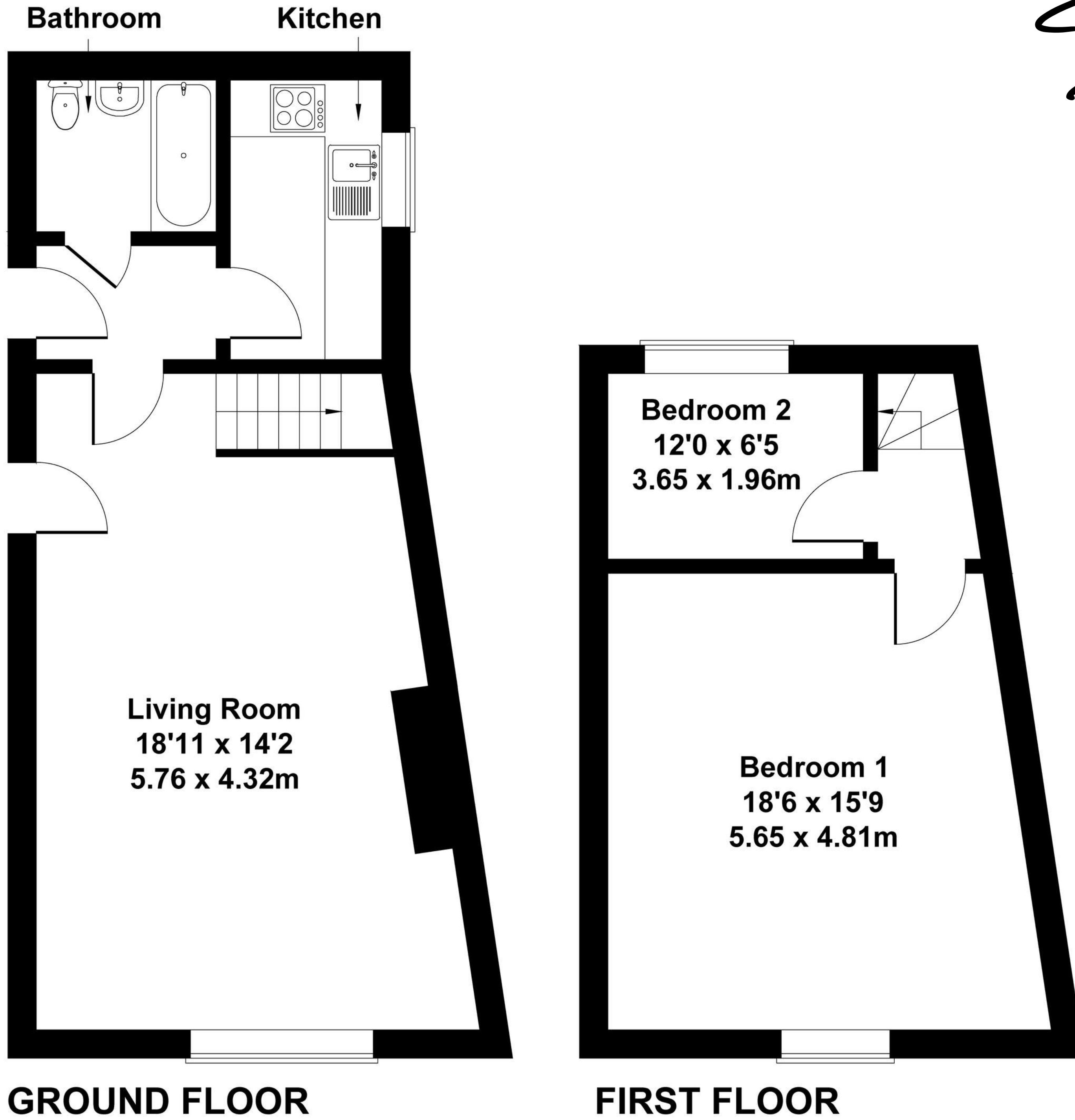
# Outside

The property also enjoys an away garden which is situated along the shared pathway. A timber gate leads into the lovely cottage garden. There is a lawn with planted borders and a raised patio area - ideal for sitting out and edged with planted raised beds.





# Floorplans



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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** - E

## **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 - [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



# *Additional information for Buyers*

## **AML REGULATIONS AND REFERRAL FEES**

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 broker. 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 up £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.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

## **THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024**

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- \* All information should be verified by the buyer's solicitor as part of the conveyancing process.
- \* Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- \* Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.





## OUT & ABOUT IN ASHBURTON

Ashburton sits within Dartmoor National Park and is a beautiful town with a superb range of independent shops, including a family-run ironmonger's, delicatessen, artisan bakery, a fish monger, antiques and vintage shops 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 facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving community right on the doorstep.

The town offers easy access to the A38 and M5 and is within 30 miles of Exeter/Exeter Airport and 40 minutes of Plymouth. The market town of Newton Abbot, about 7½ miles away, has a mainline train station with direct services to London and the North. It also has many other amenities, including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities. The property is within 5 minutes of the open moor and 40 minutes of the coast. There is plenty to see and do both in Ashburton itself and further afield.





To view this property please scan the QR code above or contact us by

Email -[hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

Telephone - 01364 652652

