



32B EAST STREET
ASHBURTON • DEVON



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ASHBURTON • DEVON • TQ13 7AF

A charming three-storey, Grade II Listed townhouse, offering three bedrooms and nestled in the heart of the highly desirable Dartmoor town of Ashburton. This characterful property features a private garden, useful storage space, and convenient rear access. Presented to the market with no onward chain, it offers a wonderful opportunity for renovation and modernisation—perfect for creating a beautiful and bespoke home.



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From the FRONT ENTRANCE PORCH, a door opens into the LOUNGE, featuring a window to the front elevation. A charming fireplace with a recently serviced wood-burning stove is set on a slate-tiled hearth, flanked by open shelving on either side—adding both warmth and character to the space. An inner lobby leads through to the DINING ROOM, which includes open display shelving and a sash window overlooking the rear elevation. A door off the lobby provides access to the CELLAR, offering additional storage or potential for further use





Steps from the Dining Room lead into the KITCHEN, which features a single-glazed window overlooking the side elevation. The room includes a double sink set into a timber work surface and is fitted with a range of floor and wall-mounted cupboards, offering ample storage. A charming stable door provides access to the outside, enhancing the home's character and functionality.



The roof has recently been updated and replaced which would lead to the far end is a door leading in to a STONE STORE offering further storage space.

Stairs rise to the FIRST FLOOR, opening into a generously sized BEDROOM situated to the front elevation. The room features a capped fireplace with an open hearth and tiled surround, flanked by built-in storage on either side of the chimney breast, adding both charm and practicality.

Also on this floor is a spacious BATHROOM, fitted with a bath and electric shower over, WC, and a pedestal wash hand basin. Additional built-in storage provides convenience and completes the space.





Stairs continue to the SECOND FLOOR, leading to TWO FURTHER BEDROOMS.

One is positioned to the front elevation and features a sash window, a capped cast iron fireplace with a timber surround, adding a touch of traditional charm.

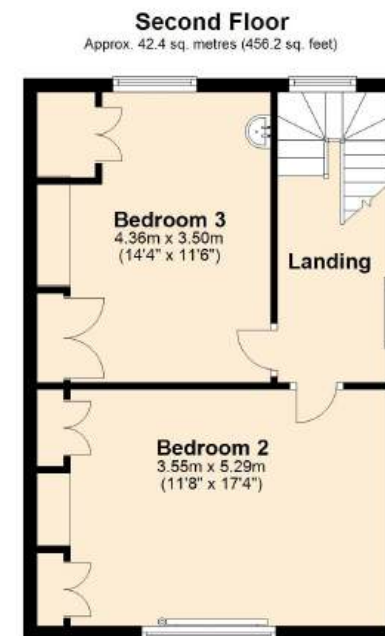
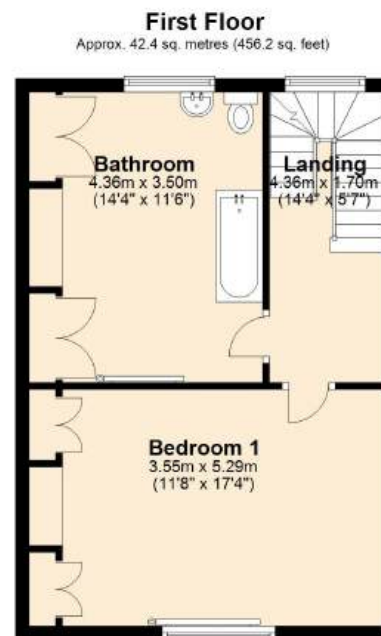
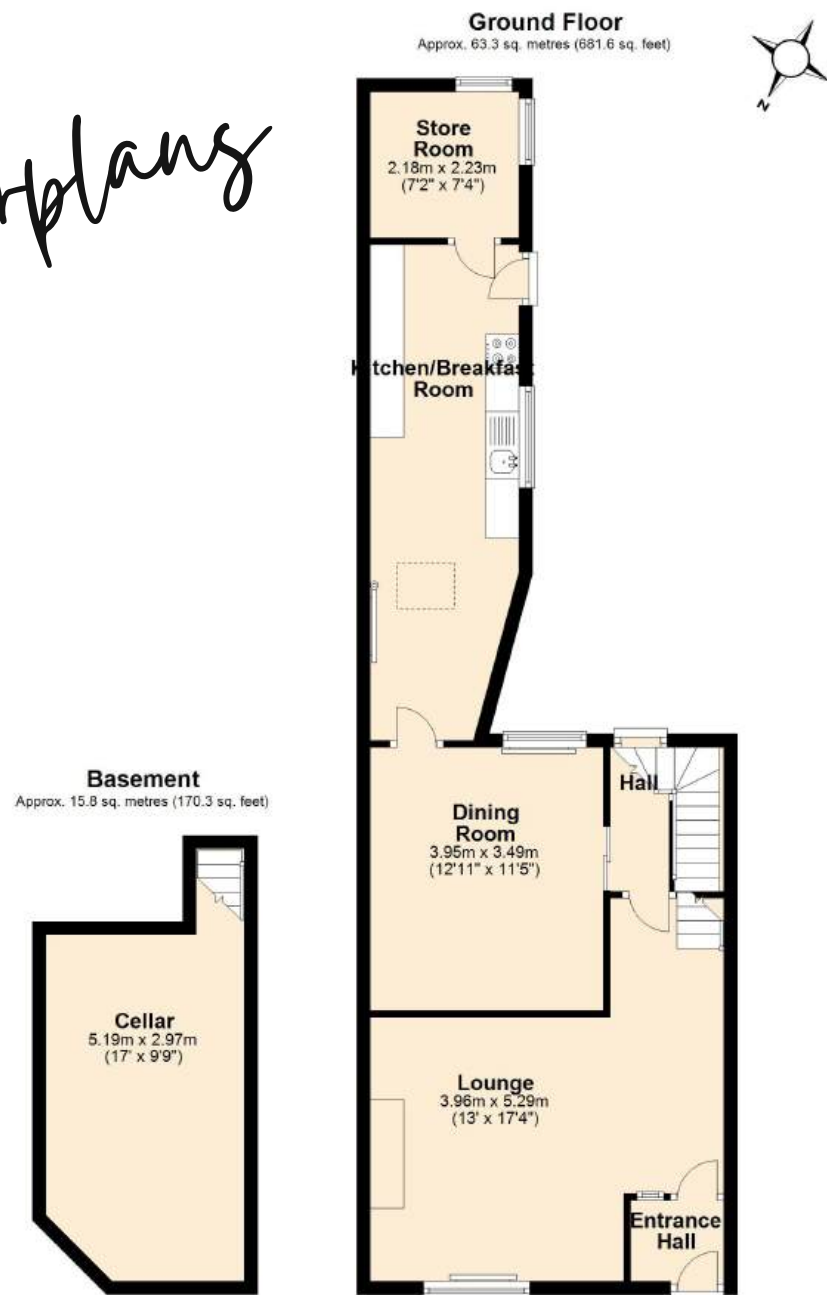
The SECOND BEDROOM overlooks the rear elevation and also benefits from a cast iron fireplace, along with a pedestal wash hand basin, offering both character and functionality.

Outside

There is a private rear garden and GARDEN STORE. There is a shared rear access which open through to Woodland Road.



Floorplans



Total area: approx. 163.9 sq. metres (1764.3 sq. feet)

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Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX - Band D

PARKING - There is no parking designated with the property but there are on street spaces available close by.

EPC - D

SERVICES

The property has all mains services connected and Gas fired central heating which has recent checks completed in the last 6 months with relevant certificates.

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

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 - The property is in need of full modernisation and renovation to potentially include a new kitchen, bathroom, central heating and rewire as part of any works.

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

Email - hello@sawdyeandharris.co.uk

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