



**SAMPLE
MILLS**

**Beverley Gardens
Ashburton
Devon**

£226,500
FREEHOLD





**Beverley Gardens, Ashburton,
Devon**

£226,500 freehold

A spacious 3 bedroom family house situated in the popular town of Ashburton providing easy access for all local amenities, as well as having Dartmoor National Park just a short drive away.

The property is being sold with **NO CHAIN** and has easy access for the A38, primary and secondary schools, a great range of independent shops and all other local facilities.

The accommodation internally comprises entrance reception with lounge/diner, newly fitted kitchen, 3 bedrooms and a re-fitted bathroom.

The property also benefits from uPVC double glazing, gas central heating, off road parking and a rear garden.

Viewing is highly recommended.



uPVC double glazed door with display window to:

Entrance Reception

Single panelled radiator. Thermostat control for central heating. Smoke detector.

Lounge/Diner – 6.20m x 3.70m (20'4" x 12'2")

uPVC double glazed windows to the front. Double glazed sliding patio doors onto the rear garden. Double panelled radiator.

Newly Fitted Kitchen – 4.30m x 2.90m (14'1" x 9'6")

A range of high gloss base units. Worktop surface areas. Drainer 1½ with chrome mixer tap over. Range of wall mounted cupboards. Built-in Bosch induction hob with splash back and extractor fan over. Concealed lighting. Further range of fitted base units with worktop surface areas. Bevel edged part tiled walls. Consumer box. Built-in double oven, storage cupboard below and over. Mottle effect flooring. uPVC double glazed window. Door providing access to the rear garden.

Staircase to Landing

Access to loft area. Doors off to:

Master Bedroom – 3.50m x 3.00m (11'6" x 9'10")

uPVC double glazed window looking over the front with views over the fields and over the surrounding area. Single panelled radiator.

Bedroom 2 – 3.10m x 2.50m (10'2" x 8'2")

uPVC double glazed window to the rear. Single panelled radiator. Built-in storage cupboard and recessed area.

Bedroom 3 – 2.80m x 2.20m (9'2" x 7'3")

uPVC double glazed window. Walk-in storage cupboard. Single panelled radiator.

Bathroom – 2.90m x 1.30m (9'6" x 4'3")

Comprising 3 piece suite. Panelled bath. Vanity wash-hand basin. Shower screen, fitted Mira shower. Mottle effect tiled walls. Chrome ladder radiator.

Outside

The property has tarmacked hard standing to the front with paved garden area and walled area leading to the front door with outside light.

To the rear, the property has a rear courtyard garden with steps up to a gravelled area with fence surround and access to the back service lane.

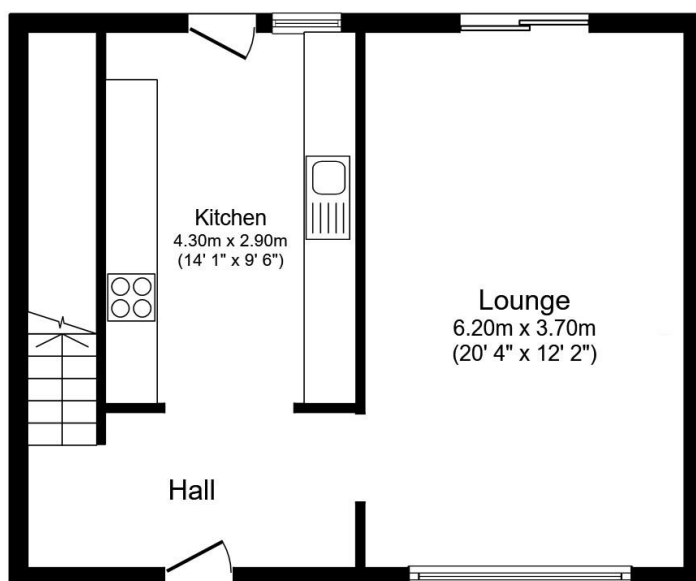
Agent's Note

Council Tax Band: 'B' £1980.53 for 2025/26

EPC Rating: 'C'

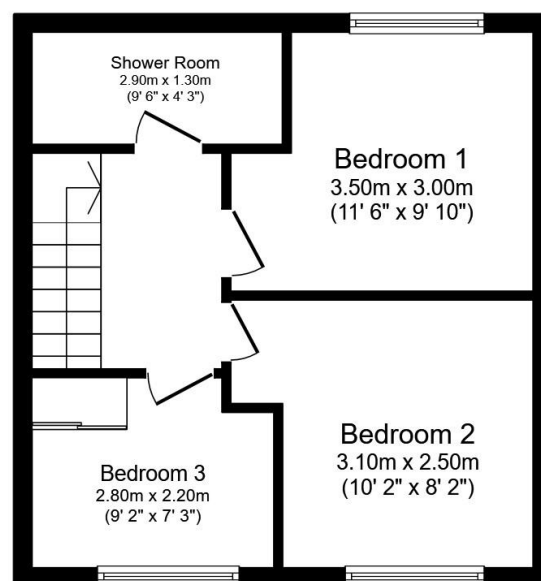
Long Term Flood Risk: Very Low





Ground Floor

Floor area 47.1 sq.m. (507 sq.ft.)



First Floor

Floor area 36.0 sq.m. (387 sq.ft.)

Total floor area: 83.1 sq.m. (894 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**SAMPLE
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rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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