

**SAMPLE
MILLS**



**Bowling Green
Ashburton
Devon**

£225,000
FREEHOLD





Bowling Green, Ashburton, Devon

£225,000 freehold

A 2 bedroom period Cottage, laid over 3 levels, dating back to the 18th Century situated in the heart of Ashburton just off the town centre, within easy walking distance of all local amenities to include shops, schools, cafes, restaurants, and the A38 to Exeter and Plymouth. Dartmoor is also a short drive away.

The property is set in a row of 3 period properties adjacent to the local primary school, having been updated in recent years and offers spacious accommodation.

Internally, the accommodation comprises entrance vestibule, lounge with feature fireplace, kitchen/breakfast room that has been extended over the years and refitted. On the first floor, there is a double bedroom, and staircase up to the second floor, where there is a quality fitted 3 piece bathroom suite with a shower and spacious double bedroom with an open outlook with views over the surrounding area.

Further benefits include uPVC double glazing, electric heating and enclosed patio garden.



uPVC double glazed door and windows with recessed area to:

Entrance Porch

Glazed door opening into:

Lounge – 4.58m x 4.27m (15'0" x 14'0")

Floor to ceiling electric radiator. Recesses sill with uPVC double glazed window looking over the front. Feature fireplace with multi fuel log burner, stone insert, hearth and recess either side. TV point. Concealed lighting. Louvre doors to storage cupboard with electric meter consumer box. Staircase to landing. Door through to:



Kitchen/Breakfast Room – 3.91m x 2.69m (12'10" x 8'10")

A range of fitted base units. Worktop surface areas. Single drainer sink unit with mixer taps. Single stainless steel oven. Halogen hob. Tiled walls, two tone. Wall mounted cupboards. Double glazed Velux windows. Downlighters. Exposed beams. Electric radiator. Patterned tiled floor. Plumbing for washing machine. High ceilings. uPVC double glazed door and windows to the rear with recess sill.



Staircase to Half Landing

Bedroom 1 – 3.79m x 3.73m (12'5" x 12'3")

uPVC double glazed window looking over the front. Feature fireplace with mantle surround. Immersion tank. View over the front. Storage cupboard with sliding door. Hanging rails and shelving over.

Staircase rising to Second Floor

Wooden balustrade. Access to loft area. Display window. Doors off to:



Bedroom 2 – 3.81m x 3.15m (12'6" x 10'4")

uPVC double glazed window looking over the front. Electric heater. Views over the front and views over the surrounding fields and town centre of Ashburton. Built-in double wardrobes with pine doors. Feature fireplace with mantle over and surround.

Bathroom

Panelled bath, tiled walls, mixer tap with shower over. Vanity wash-hand basin. Chrome fitted ladder radiator. Obscure glazed window. Low level w/c. Concealed lighting.



Outside

Path leading to the front with stone wall, wooden gate to the front of the property, patio area, raised borders and shrubs.

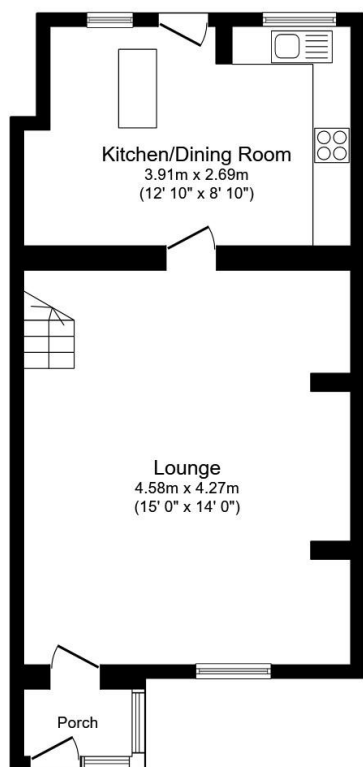
Agent's Note

Council Tax Band: 'C' £2263.46 for 2025/26

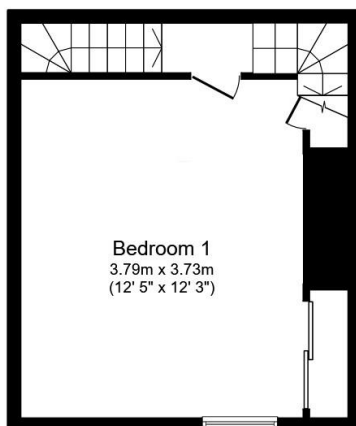
EPC Rating: 'F'

Flood Risk: Very Low

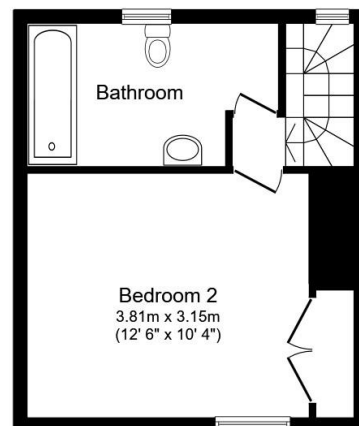




Ground Floor



First Floor



Second Floor

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	30 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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