



**Oaklands Lodge, Ashmill, Ashwater,
Beaworthy, Devon, EX21 5HA**

Guide Price £425,000 Freehold





An impeccably presented modern bungalow in a tucked away location on the edge of popular village

- 4 Bedrooms
- Kitchen/Dining Room
 - Lounge
 - Family Room
 - Shower Room
- Attractive Terraced Gardens
 - Adjoining Garage
- EPC D & Council Tax D

SITUATION Located on the edge of the hamlet of Ashmill on the outskirts of the picturesque village of Ashwater, with its popular pub the Village Inn, primary school and modern village hall with community run post office/general store catering for day-to-day needs. A more comprehensive range of shopping facilities can be found at either Launceston or Holsworthy and the South West Water showpiece reservoir at Roadford Lake offers a wide range of outdoor pursuits throughout the year to include sailing, fishing and walking.

The A30 can be accessed just over 6 miles away at Broadwoodwiger, which provides access to the Cathedral City of Exeter with its mainline railway station serving London Paddington, access to the M5 and an international airport.

DESCRIPTION A most impressive, detached bungalow built in 2001 which has been subject to considerable expenditure and improvement by the current vendor, with extensions and complete landscaping of the garden, to provide a home of quality and comfort.

The accommodation is illustrated on the floorplan and briefly comprises: part glazed door opening into entrance hall with cloak cupboard and door into the dual aspect lounge with feature stone fireplace containing cast iron multi fuel stove. Opening into kitchen/dining room with a range of base and wall units with quartz work top, composite sink with drainer, ceramic hob with extractor over, double electric oven with pan storage above, space and plumbing for washing machine and dishwasher and space for upright fridge/freezer. Door opening to the rear of the property.



From entrance hall, there are doors to all rooms including bedroom 4/dressing room with a range of deep fitted wardrobes, 3 further bedrooms and shower room with large walk-in shower and vanity unit incorporating a low level WC, ceramic basin with waterfall style mixer tap and storage cupboard under.

At the end of the hall is an impressive family room/orangery with patio doors opening onto the garden and glass canopies in the ceiling allowing natural light to flood in.

OUTSIDE A tarmac drive provides parking for several vehicles and leads to the garage with metal up and over door, power and light connected, oil-fired boiler for central heating and

hot water, space and plumbing for washing machine and tumble dryer and courtesy door to rear garden. A gate leads to a ramp which gives easy access to the front door.

The gardens are an undoubted feature of the property. The front garden is laid mainly to lawn with well-defined hedge and fence boundaries and attractive decked seating areas to enjoy the views over the water meadows of the River Carey. The rear garden has been terraced for ease of maintenance with criss-cross paths and various seating areas. The garden has been created to contain colour and interest throughout the year.

SERVICES Mains water and mains electricity. Private drainage (Treatment plant shared with

next door). Double glazed throughout. Oil fired central heating. Council tax band D. Full EPC available on request. Please check Ofcom website for mobile and broadband connectivity. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment through the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

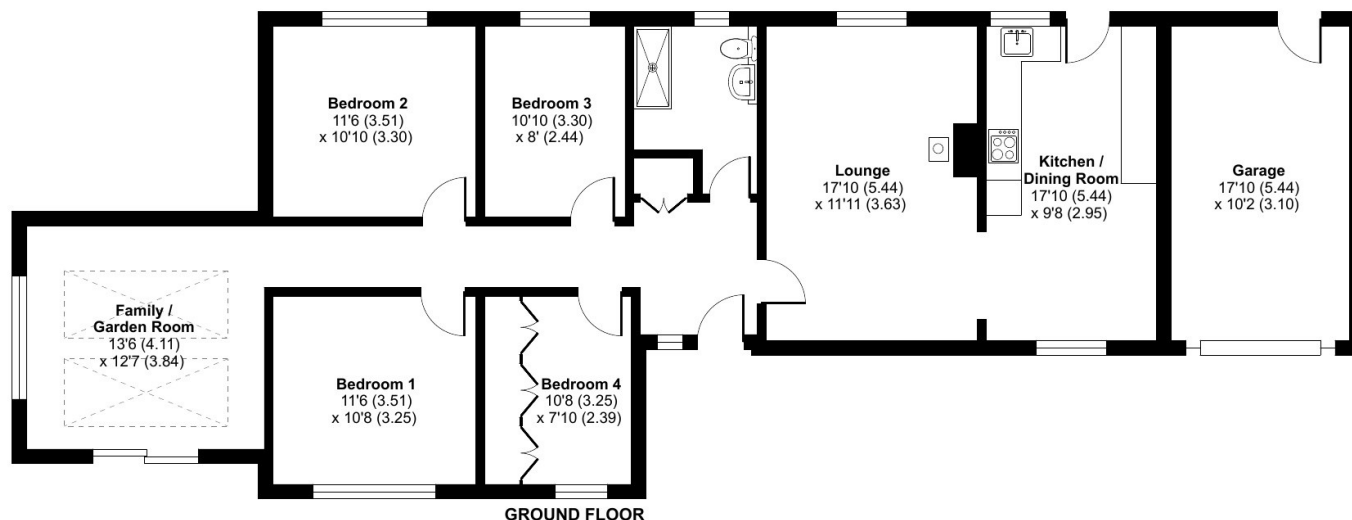
DIRECTIONS

Sat Nav: EX21 5HA

What3Words: ///typical.reserved.landscape



Approximate Area = 1235 sq ft / 114.7 sq m
Garage = 181 sq ft / 16.8 sq m
Total = 1416 sq ft / 131.5 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1194435



For more information or to arrange a viewing, please contact us:

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