





The views from 6 Chuley Road

PROPERTY SUMMARY

Set in an elevated position within sought-after Ashburton, 6 Chuley Road offers a well-proportioned two-bedroom home with useful outside space, private parking and a substantial detached garage/outbuilding. From its position above the town, the property enjoys attractive views across rooftops, the church tower and the surrounding green hills, giving the house a strong sense of connection to its Dartmoor setting. The property has recently had a new roof to start its renovation journey.

The accommodation is arranged over two floors, with a living/dining room to the front, a kitchen/breakfast room to the rear and a useful utility on the ground floor. Upstairs are two bedrooms and a bathroom. The rooms are light and simply presented, offering scope for a buyer to update and shape the interiors to suit their own style.

Outside, the property has garden areas, a patio, steps and a driveway leading to the garage/outbuilding. The setting combines practical parking with a tucked-away feel, while remaining close to Ashburton's independent shops, everyday amenities and the A38 for Exeter, Plymouth and the wider South Devon area.





The Property



The front door opens into the living/dining room, a light and well-proportioned room with a bay window drawing in natural light and framing the outlook to the front. A fireplace provides a focal point, while the room offers comfortable space for both seating and dining.

To the rear, the kitchen/breakfast room is a practical everyday space, fitted with a range of units and worktop areas, with windows bringing in natural light. There is space for informal dining, and the room connects naturally with the staircase and the rest of the ground floor accommodation.

A separate utility room sits beyond, providing useful additional storage and working space away from the main kitchen.



Upstairs, there are two bedrooms. The principal bedroom is positioned to the front and enjoys the elevated outlook, while the second bedroom provides a further bedroom, guest room or study depending on need.

The bathroom is also located on the first floor and includes a shower cubicle, WC and wash hand basin.



Outside



The outside space is an important part of the property's appeal. Access is gained over a private track, leading to the gated driveway, which provides off-road parking and access to the detached garage/outbuilding. This substantial building offers valuable storage and workshop potential.

The garden areas sit to the side of the property, including a paved seating area, planted sections and steps leading between levels. The elevated position gives the outside space an open feel, with views across Ashburton and towards the surrounding countryside. Part of the garden slopes more steeply down towards Chuley Road.

The house is well placed for access into Ashburton, while the A38 is close by, making the location particularly practical for those needing connections towards Exeter, Plymouth, Newton Abbot and the South Devon coast.



Key Facts for Buyers

TENURE - Freehold.

SERVICES

The property has mains electric, water and drainage. The property has oil fired central heating.

COUNCIL TAX BAND - C

EPC - E

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 - **Key Facts for Buyers - [click here](#)**

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 their Dartmoor Office - 01364 652652.

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, 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 to £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 £30 plus VAT 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.

★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster - legal documents ready before you make an offer
- ✓ Greater confidence - key information available upfront
- ✓ Fewer delays - pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process - your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation - all securely prepared and ready to share with your conveyancer.

The result?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack

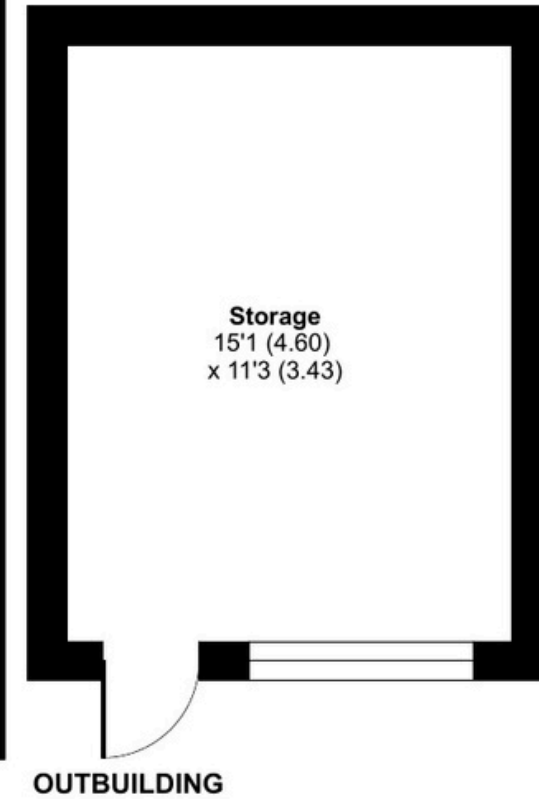
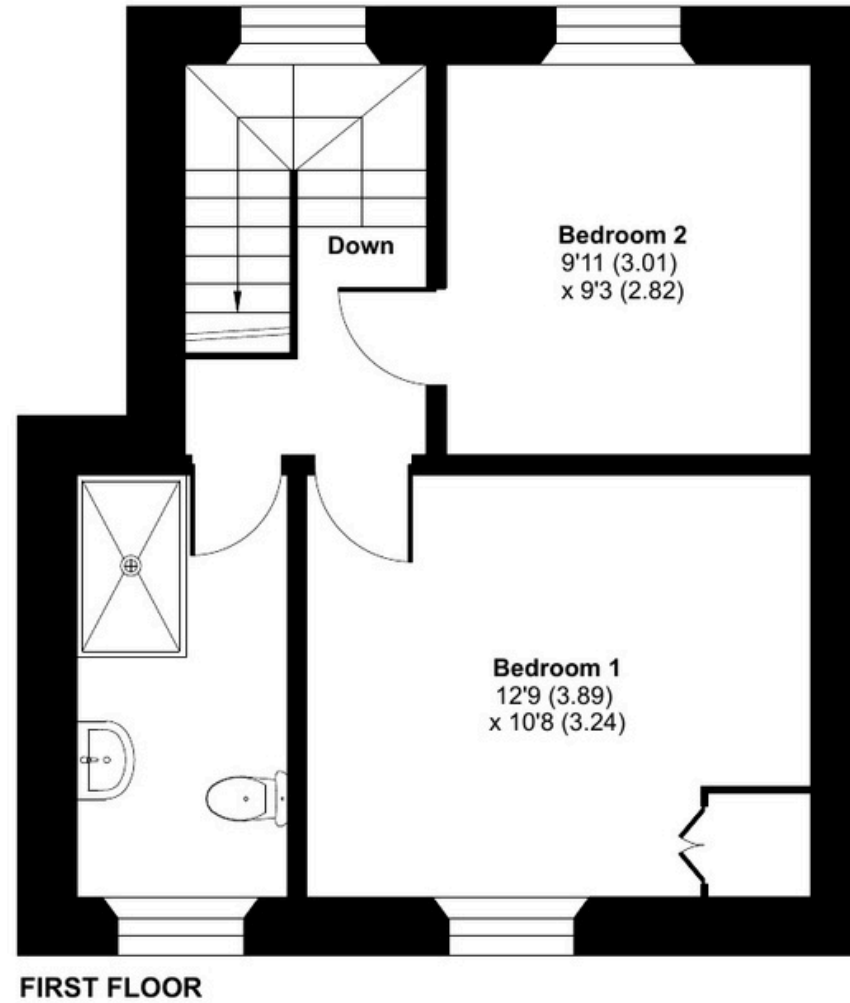
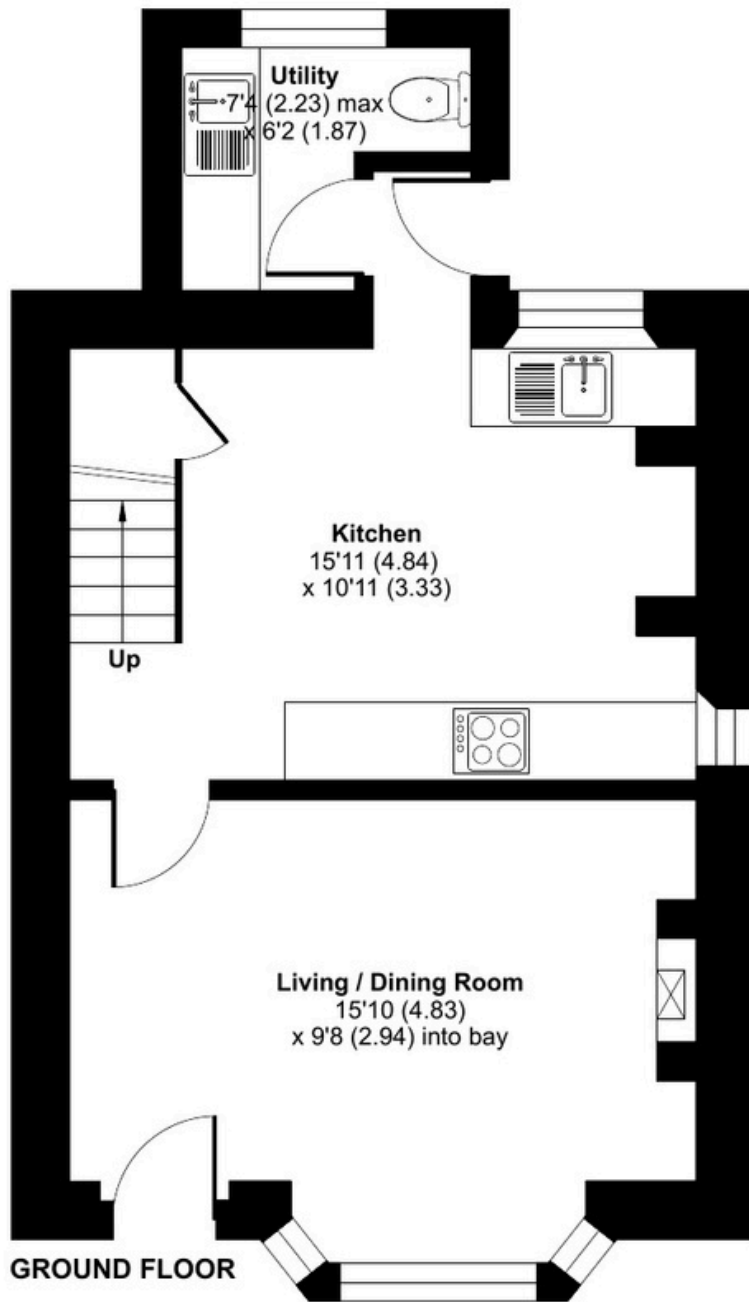
Chuley Road, Ashburton, Newton Abbot, TQ13

Approximate Area = 768 sq ft / 71.3 sq m

Outbuilding = 170 sq ft / 15.7 sq m

Total = 938 sq ft / 87 sq m

For identification only - Not to scale



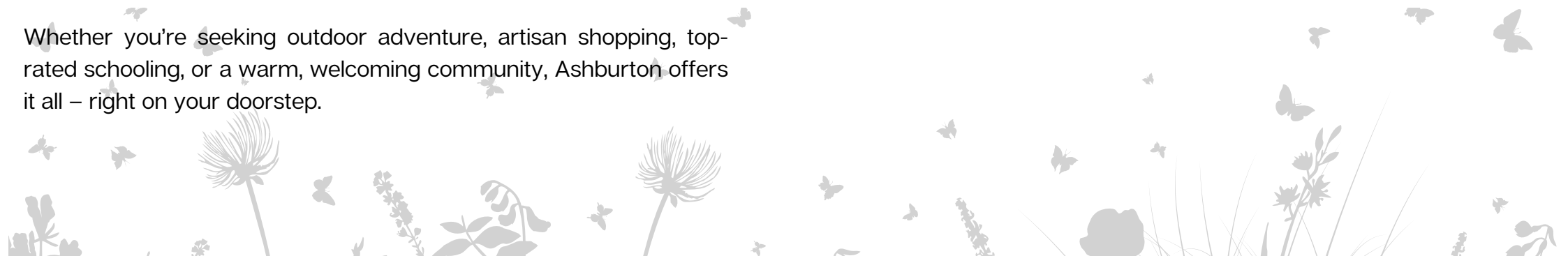
About... Ashburton

Ashburton is one of Dartmoor National Park's true gems – a thriving, character-filled town surrounded by breath-taking countryside yet perfectly placed for modern living. Its vibrant high street is lined with independent shops and artisan businesses, from vintage treasures and antique finds to a family-run ironmonger's, delicatessen, artisan bakery, and specialist fish deli. Food lovers will also know Ashburton as the home of the renowned Ashburton Cookery School, drawing aspiring chefs from across the country.

The town offers excellent everyday amenities, including a primary school and South Dartmoor Community College, while the open moor is less than 10 minutes away – inviting endless opportunities for walking, riding, fishing, and exploring. Golf enthusiasts will appreciate the nearby Stover Golf Club, set in beautiful parkland.

Despite its scenic location, Ashburton enjoys superb connectivity. The market town of Newton Abbot is just 7½ miles away, with a mainline train station linking directly to London, and easy access to the A38 and M5. The stunning South Devon coast can be reached in around 40 minutes, while Exeter and Exeter Airport are within 30 miles, and Plymouth just 40 minutes by road. Totnes also offers regular bus services and a mainline rail connection from London to Penzance.

Whether you're seeking outdoor adventure, artisan shopping, top-rated schooling, or a warm, welcoming community, Ashburton offers it all – right on your doorstep.



6 CHULEY ROAD

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

