



18 EMMETTS PARK, ASHBURTON

Welcome



Set in an elevated position within Ashburton, 18 Emmetts Park offers practical single-storey accommodation together with a particularly useful integral garage and extensive storage beneath the property. The bungalow is now being offered for sale with no onward chain, presenting a good opportunity for a buyer looking for a home they can update and personalise over time

Inside, the layout is straightforward and well balanced. A generous lounge enjoys an outlook across the surrounding countryside, while the kitchen/breakfast room opens directly to the rear garden. There are two bedrooms, both with built-in wardrobes, together with a bathroom and separate WC.

Outside, the property has gardens to both front and rear, driveway parking and an integral garage. From the garage there is access to under-house storage extending beneath the property, adding further space for storage.





Steps rise from the front garden to the entrance porch, opening into a central hallway with a built-in cupboard and access to the roof space. The lounge is a good-sized room with windows drawing in plenty of natural light and giving views towards the surrounding rooftops and countryside beyond.





To the rear, the kitchen/breakfast room is fitted with a range of wall and floor-mounted cupboards, work surfaces and a stainless-steel sink. There is a glazed door which opens directly to the rear patio and garden.

There are two bedrooms, each benefiting from a built-in double wardrobe. Bedroom one is positioned to the front, while bedroom two overlooks the rear.

The bathroom is fitted with a bath and wash hand basin, with a separate WC alongside. The accommodation retains an older style of finish in places, giving the next owner an opportunity to modernise the interior to suit their own taste and requirements.



Outside

The property sits above road level, with a driveway providing off-road parking and access to the integral garage. The garage measures approximately 21'4" x 10'9" and has power, lighting and a water supply, together with a door leading into an extensive under-house storage area running beneath the property.

To the front is a lawned garden with established planting, while a pathway continues around the side of the bungalow to the rear.

The rear garden is enclosed and arranged with a patio immediately outside the kitchen, followed by planted areas and further garden beyond. It offers an established outdoor setting with plenty of scope for a new owner to make the garden their own.





Key Facts for Buyers

TENURE - Freehold with no onward chain.

COUNCIL TAX BAND - C

EPC - D

SERVICES

The property has mains electricity, gas, water and drainage. The property has gas fired central heating.

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 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.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate



Total area: approx. 74.4 sq. metres (800.4 sq. feet)



These floorplans are intended for illustrative purposes only and are not to scale. All dimensions, areas and layouts are approximate and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

Ashburton is one of Dartmoor's most characterful market towns – a place that has quietly built a reputation as one of the most rewarding places to live in South Devon. Set within the National Park itself, it combines the convenience of a well-served town with immediate access to some of England's finest countryside.

The town centre is genuinely worth seeking out. Independent shops line the streets, including antiques dealers, a family-run ironmonger's, a delicatessen, an artisan bakery, a fish deli and the nationally renowned Ashburton Cookery School. There are cafes, a primary school and South Dartmoor Community College, along with the everyday amenities that make a town function well day to day. For those who value the outdoors, the location is exceptional. The open moor is within ten minutes, the South Devon coast within forty, and Dartmoor National Park offers seemingly endless scope for walking, riding, fishing and cycling. The popular Stover Golf Club is nearby.

For commuters, the A38 Devon Expressway is immediately accessible, placing Exeter within around 25 minutes and Plymouth within 45. Newton Abbot, approximately seven and a half miles away, has a mainline railway station with services to Exeter, Bristol and London. Totnes, with its own station on the London Paddington to Penzance line, is also within easy reach. Exeter Airport is within 30 miles.

About... Ashburton



A Town for all reasons

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.

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SCAN ME
TO BOOK
A
VIEWING

Our team would love to show you around

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

