
SIMPLY GREEN
3
3
Ashmill Court





**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

- NO ONWARD CHAIN!
- EOT House
- Ideal First Time Buy Or Investment
- 2 Bedrooms
- Living Room
- Kitchen
- Bathroom
- Rear Garden
- 2 Parking Spaces
- Freehold / Council Tax Band B

**Property Type:** Terraced House

**Council Tax Band:** B

**Tenure:** Freehold

Offered to the market with no onward chain, this well-presented two-bedroom home is an excellent opportunity for first-time buyers, investors or those looking to downsize. The accommodation comprises an entrance porch, spacious living room, fitted kitchen/dining room, two bedrooms and a family bathroom.

Outside, the property benefits from two allocated parking spaces and an enclosed tiered rear garden, providing an ideal space to relax or entertain. Conveniently located close to local amenities and transport links, this property offers comfortable, low-maintenance living in a popular residential location

**Accommodation**

A uPVC obscure double glazed entrance door opens into the entrance porch, which also benefits from a further uPVC door providing direct access to the rear garden. A timber framed obscure glazed door leads into the living room, featuring a uPVC double glazed window to the front aspect and a staircase rising to the first floor.

An open archway flows through to the kitchen/dining room, fitted with a stainless steel single drainer sink unit with mixer tap set into laminated work surfaces with part tiled walls. There is a range of matching base cupboards and drawers with coordinating wall-mounted units, providing ample storage.

Integrated appliances include a stainless steel four-ring gas hob with extractor hood over and a stainless steel electric oven beneath. There is also plumbing for a washing machine, a wall mounted gas-fired boiler, inset spotlights and a uPVC double glazed door leading directly to the rear garden.













**First Floor**

The landing benefits from a uPVC double glazed window to the rear aspect and access to the loft space.

There are two well proportioned bedrooms. The principal bedroom enjoys a uPVC double glazed window to the front aspect and benefits from two built-in storage cupboards with hanging rails and fitted shelving.

The accommodation is completed by the family bathroom, comprising a panelled bath with shower over, pedestal wash hand basin and low level WC. The bathroom also features fully tiled walls, a uPVC obscure double glazed window, inset spotlights, extractor fan and a wall-mounted mirror.

**Outside**

To the front of the property are two allocated parking spaces.

The enclosed rear garden is arranged over two tiers. Immediately adjoining the property is a paved patio, ideal for outdoor seating and entertaining, enclosed by fencing and a rendered wall. Steps with a timber handrail rise to the upper tier, which is mainly laid to lawn with mature shrub borders and enclosed by timber fencing, creating a pleasant outdoor space.

Additional features include an outside tap, access via a uPVC door into the entrance porch, and direct access back into the kitchen/dining room through a uPVC double glazed door.

**Viewings**

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

**Tenure**
Freehold

**Service Charge**

£6.00 Per Month - Covering Communal Areas

**Services**
Mains Gas. Mains Electricity. Mains Water. Mains Drainage.

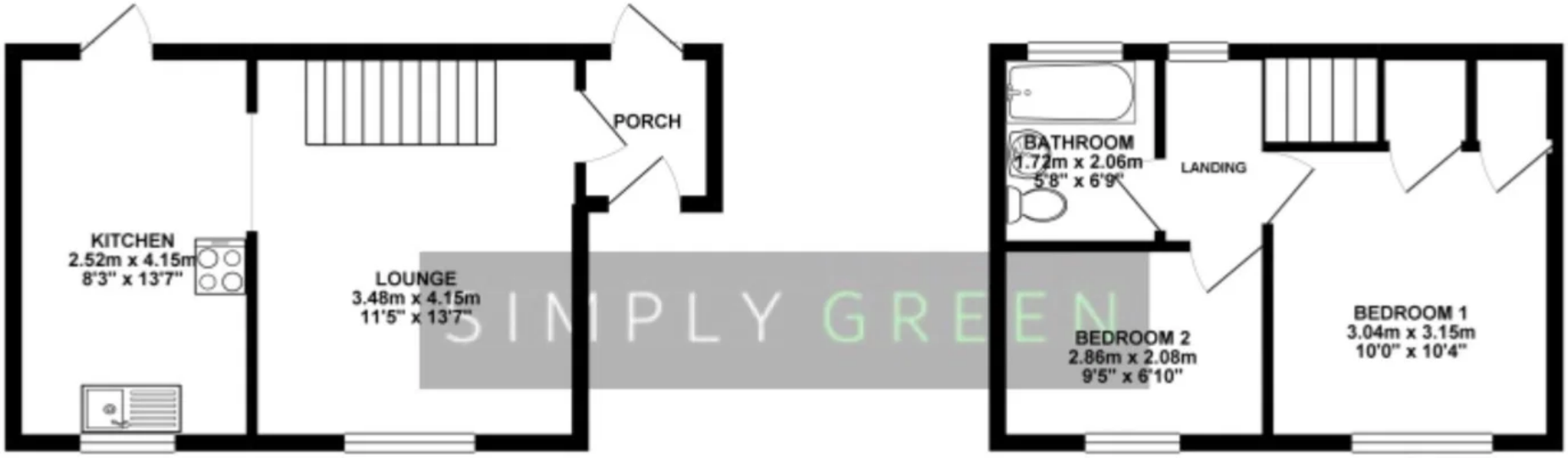
**Local Authority**
Teignbridge District Council

**Council Tax**
Currently Band B

**Tenure**: Freehold

GROUND FLOOR 27.18 sq. m.
( 292.52 sq. ft. )

1ST FLOOR 24.45 sq. m.
( 263.17 sq. ft. )

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TOTAL FLOOR AREA : 51.62 sq. m. ( 555.68 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AT SIMPLY GREEN
WE WILL GIVE YOU TWO FREE QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR, PERFECT IF YOU ARE WORKING THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR IF YOU'D PREFER TO MEET FACE TO FACE**

## CHALLENGE ANDREW!

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THIS FREE SERVICE COULD SAVE YOU MONEY, ON WHAT IS MOST LIKELY YOUR BIGGEST SPEND!



**WE WILL ALSO ARRANGE A QUOTE FOR A SURVEY ON YOUR ONWARD PURCHASE. GIVING YOU PEACE OF MIND TO MOVE FORWARD WITH NO UNEXPECTED SURPRISES!**



**AND AS FOR THE FINAL STEP, WE CAN HELP THERE TOO.**

LET US ARRANGE A QUOTE FOR REMOVALS FROM A LOCAL COMPANY

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.

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