



Connells

West Street
Ashburton Newton Abbot



Property Description

Situated within the heart of the highly sought-after market town of Ashburton, this delightful Grade II listed property offers a wonderful combination of character, charm and generous living accommodation. Rich in period features throughout, the home showcases exposed beams, original timber doors, deep-set windows and feature fireplaces, creating a warm and inviting atmosphere from the moment you step inside.

The accommodation is arranged over two floors and provides versatile living space suitable for a range of buyers. The spacious sitting room is a standout feature of the property, complete with attractive wooden flooring, character fireplace and ample room for relaxing or entertaining. A separate dining room offers further reception space and enjoys plenty of natural light, making it ideal for family dining or social occasions.

The kitchen is fitted with a range of units and work surfaces while maintaining the cottage-style aesthetic that complements the home beautifully. A useful ground floor utility adds further practicality.

Upstairs, the property offers three bedrooms, including an impressive principal bedroom with exposed beams and attractive period detailing. The additional bedrooms provide flexibility for guest accommodation, family living or home working space. The spacious family bathroom is well-appointed with a bath and shower arrangement.

Externally, the property benefits from an enclosed courtyard garden, offering a private and peaceful setting for outdoor dining, relaxing or container gardening.

Located on West Street, the property is perfectly positioned to enjoy Ashburton's vibrant independent shops, cafés, pubs and local amenities, whilst also being conveniently placed for access to the A38 linking Exeter and Plymouth. Dartmoor National Park is also within easy reach, offering endless opportunities for walking, cycling and enjoying the surrounding countryside.

Front Of The Property

Stone steps up to the main entrance of the property.

Lounge

18' 4" x 14' 4" (5.59m x 4.37m)

Window to the front of the property, feature fireplace with wooden mantle and stone hearth, oak flooring, two wall mounted radiators and stairs to the first floor.

Dining Room

14' 7" x 12' 4" (4.45m x 3.76m)

Windows to the front, side and rear of the property, feature fireplace with wooden mantle and stone hearth and a wall mounted radiator.

Kitchen

11' 10" x 6' 3" (3.61m x 1.91m)

Window to the rear and velux window, wall and base units, one bowl stainless steel sink/drainer, gas hob, oven, integrated fridge/freezer, wall mounted radiator, wall mounted gas boiler and stable door to the rear of the property.

Utility Room

Plumbing for washing machine, WC, Belfast sink.

First Floor

Velux window, loft hatch and a wall mounted radiator.

Bedroom One

15' 9" x 12' 8" (4.80m x 3.86m)

Window to the front and side of the property, wooden flooring and a wall mounted radiator.

Bedroom Two

11' 7" x 10' 10" (3.53m x 3.30m)

Window to the front of the property and a wall mounted radiator.

Bedroom Three

11' 11" x 6' (3.63m x 1.83m)

Window to the front of the property and a wall mounted radiator.

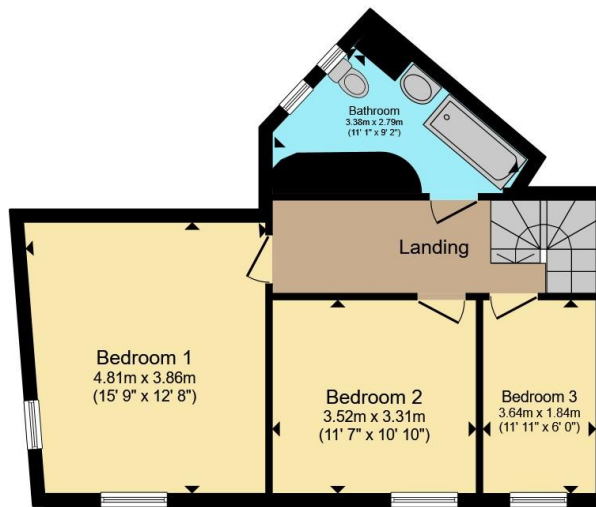
Bathroom

Bath with shower over, WC, wash hand basin and extractor.

Rear Of The Property

Enclosed walled courtyard which offers a high level of privacy and offers a lovely space for table and chairs.





Ground Floor

First Floor

Total floor area 106.4 m² (1,145 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

T 01626 365 064
E newtonabbot@connells.co.uk

4 Bank Street
NEWTON ABBOT TQ12 2JW

EPC Rating: Council Tax
Exempt Band: D

view this property online connells.co.uk/Property/NAB313362

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: NAB313362 - 0002