



Summersbury



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13 Ashfield Close, Ashford, EX31 4BP

In a quiet 'no 'through' residential area close to Barnstaple, Braunton, Saunton Beach & Golf Club

A mature detached chalet style residence with secluded garden and distant estuary/sea views

- Porch, Hall, Sitting Room
- Kitchen/Breakfast Room, Utility
- 3 Bedrooms, 1 with study/dressing room
- Double Garage plus Parking
- Council Tax Band E
- Conservatory/Dining Room
- Dining Room/Bedroom 4
- Bathroom, Separate Shower room
- Well stocked gardens
- No upward chain. Freehold

Offers In Excess Of £550,000

SITUATION & AMENITIES

Ashfield Close is a quiet, private, Residential no-through road. Summersbury is situated as you enter – just on the left, and adjoins open countryside. The property is set on high ground, and from its elevated site enjoys simply stunning, panoramic views over open countryside and towards the Taw estuary and out to sea and Hartland point in the distance. Ashford is located between Barnstaple and the glorious sandy surfing beach resorts of Croyde, Putsborough, Saunton Sands (also with Championship Golf Course) and Woolacombe. Within a short drive is the large and favoured village of Braunton, with its excellent range of facilities. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as live theatre, Pannier Market and district hospital. At Barnstaple access is gained to the North Devon Link Road A361, and this provides a fast route to the M5 Motorway at Tiverton (Jct.27), about 30 miles. There is also the Tiverton Parkway mainline railway station (London Paddington in just over 2 hours). Exeter, the Cathedral city and county town with its international airport is about 40 miles. Nearby there is also access to the Tarka Trail, providing many miles of footpaths for rambling, dog walking, cycling etc.



DESCRIPTION

Summersbury comprises a mature, detached chalet-style residence, possibly constructed during the 1960s, which presents elevations of brick and painted render, with UPVC-clad gable end and double glazed windows beneath a tiled roof. The accommodation is bright, spacious and versatile, with bedrooms on the Ground Floor, which could otherwise be used as Reception rooms but also future-proofs. Although the property is well presented, it would benefit from general updating. The house is complemented by well-tended, secluded gardens, which are also well-established and feature many specimen trees and shrubs. There is no upward chain and the contents of the property are available by separate negotiation if required.

ACCOMMODATION

GROUND FLOOR

Replacement UPVC double glazed door to ENTRANCE LOBBY. ENTRANCE HALL, BOILER ROOM/CLOAKROOM with Worcester gas-fired boiler for central heating and domestic hot water, which we understand has been replaced in the last 3-4 years. SITTING ROOM a lovely spacious room featuring ornamental fireplace with fitted coal-effect gas fire. One is drawn to the large picture window overlooking the garden, with the fine views beyond. Pair of casement doors to CONSERVATORY/SUMMER DINING ROOM with sliding double glazed doors to GARDEN, electric wall heater. BEDROOM 4/DINING ROOM double aspect. BEDROOM 3. FAMILY BATHROOM with panelled bath, overhead shower, pedestal wash basin, low level wc, mirror-fronted medicine cabinet, wall mirror, tiled walls.

FIRST FLOOR

LANDING trap to loft. BEDROOM 1 fine estuary views, range of fitted bedroom furniture, storage under eaves. BEDROOM 2 eaves STORAGE CUPBOARD, fine views. STUDY/DRESSING ROOM/NURSERY BEDROOM off with clothes hanging rail/shelving. SHOWER ROOM with shower cubicle, pedestal wash basin, wall mirror, low level wc, strip light/shaver point.

OUTSIDE

To the front of the property is approached through a pair of metal gates over a brick paved driveway, which provides parking and turning space, and leads to the DOUBLE ATTACHED GARAGE, which has power and light connected and up-and-over door. There is a personal door in the rear elevation. The majority of the GARDEN is arranged to the front of the property. There are sweeping lawns interspersed with many specimen trees and shrubs, including topiary, cherry tree, camelias, etc. There are two TIMBER GARDEN SHEDS, as well as a SUMMERHOUSE. There is access at both sides of the property to the rear, where there is a further area of lawn, whirligig clothes drying area and soft fruit enclosure, all bounded by hedging. To the left-hand side of the property, there is a brick paved TERRACE and ornamental fish pond. The aluminium framed GREENHOUSE is included in the sale.

SERVICES

Mains electricity, gas and water are connected. Central heating is gas-fired. Drainage is to a private septic tank. According to Ofcom, Superfast broadband is available in the area and there is limited mobile service. For further information please visit <https://checker.ofcom.org.uk/>

DIRECTIONS

W3W/////fantastic.nuptials.unimpeded

Leaving Barnstaple on the A361 Braunton Road and at the end of the dual carriageway, turn right signposted to Ashford. Pass the garden centre on your left and continue up the hill. About half way up bear left into Ashfield Close and Summersbury is the first in on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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