



TREGAY, ONE LONG PARK, ASHBURTON



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First time to the market since new — a rare opportunity to acquire a well-positioned bungalow occupying a generous plot with driveway parking, garage and mature private gardens.

Set within an established plot, the bungalow benefits from driveway parking, a garage and a mature, private garden that offers both space and seclusion. The garden is a particular feature — thoughtfully planted and enclosed, providing a peaceful setting rarely found.

Internally, the accommodation is well-proportioned and practical, offering comfortable living as it stands while providing clear scope for modernisation or potential extension (subject to any necessary consents).

Bungalows of this nature — especially those coming to the market for the first time — are increasingly scarce. This is a property with genuine potential in a sought-after setting, ready for its next chapter.

Guide Price £365,000



**SAWDYE & HARRIS
THE DARTMOOR OFFICE**

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Why You'll Love Living Here

First Time to the Market

Owned by the same family since new, this is a rare opportunity to secure a home that has never before changed hands — a fresh start in a well-established setting.

Generous, Private Plot

Set within a good-sized plot, the bungalow enjoys space around it, mature planting and a garden that feels both sheltered and secluded — perfect for relaxing, entertaining or simply enjoying the outdoors.

Driveway & Garage

With driveway parking and a garage, practicality is built in — whether for vehicles, storage, hobbies or future reconfiguration.

Mature, Established Garden

The garden is a true highlight. Enclosed and thoughtfully planted, it offers privacy, greenery and potential — ideal for keen gardeners or those wanting manageable outdoor space.

Scope to Make It Your Own

Well-proportioned and comfortable as it stands, the bungalow offers clear opportunity for modernisation or enhancement (subject to any necessary consents). It's a home you can shape to suit your lifestyle.

Single-Level Living

Practical and accessible, bungalow living remains highly sought after — whether for downsizing, future-proofing or ease of everyday life.

A Blank Canvas with Potential

Homes offered for sale for the first time are increasingly rare. This is your opportunity to create something special in a location where longevity speaks volumes.





From the driveway, a door to the side leads in to a central hallway which gives access to the principal rooms, creating a practical and well-balanced layout across a single level.

The sitting room is positioned to the front of the property and enjoys excellent natural light, providing comfortable living space with an open outlook. A separate dining room sits adjacent to the kitchen, offering flexibility for everyday use or entertaining. The kitchen is functional but would now benefit from modernisation, presenting an opportunity for a new owner to redesign and create a more contemporary living space tailored to their own tastes.





There are three well-proportioned bedrooms, providing adaptable space for family living, guests or home working. A shower room fitted with large walk-in shower cubicle, WC and sink completed the space.

A loft access with window overlooking the rear garden offers additional versatility and may present potential for further accommodation, subject to any necessary planning permission and building regulation approval.



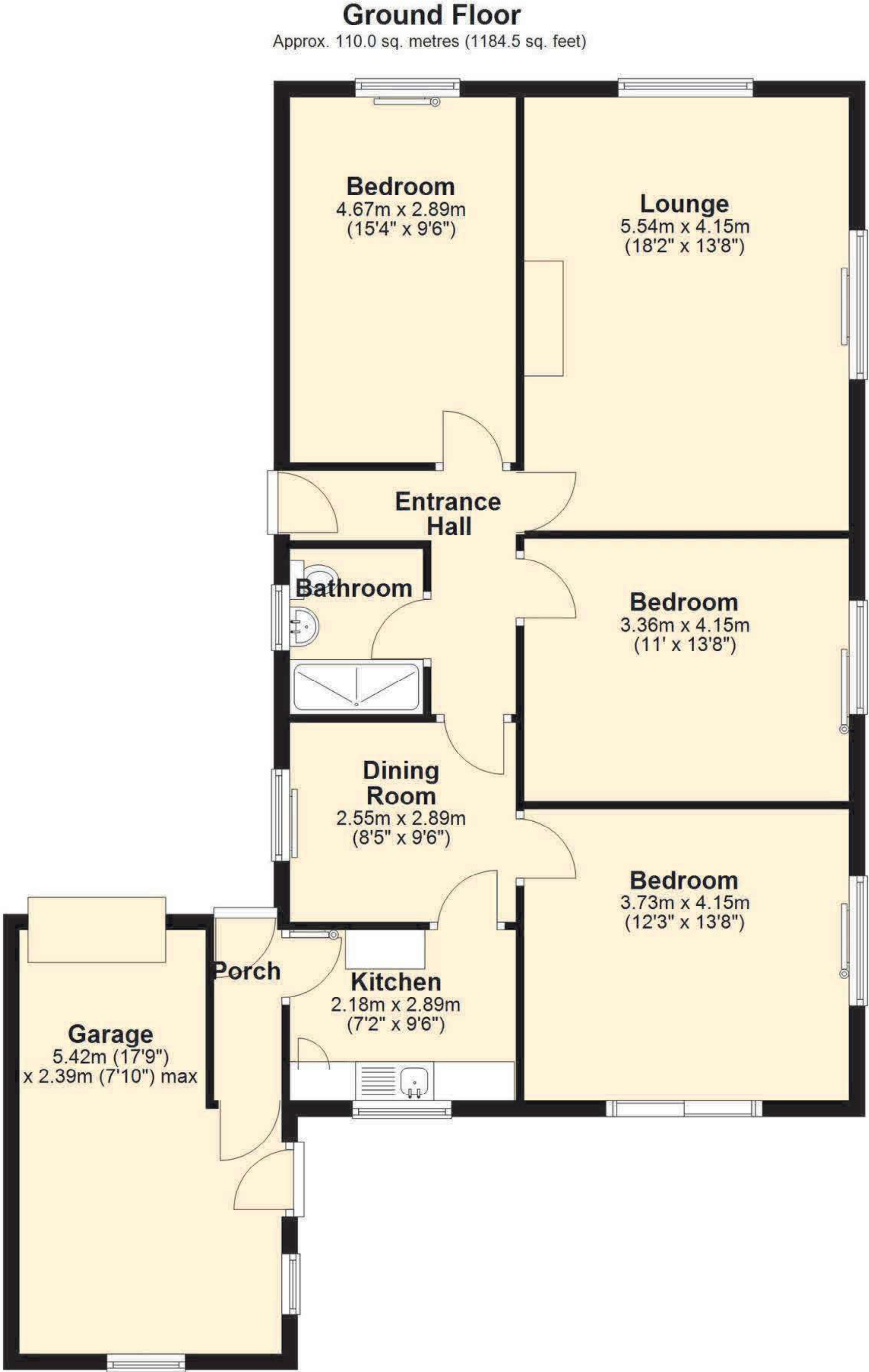


Outside



Externally, the property is approached via a long driveway providing parking for multiple vehicles and leading to the garage. Mature hedging and established planting create privacy and enclosure, while the garden offers lawned areas and planting beds with clear potential to further landscape or extend, should a buyer wish.

The attached garage has been constructed to a standard that could allow for future adaptation or incorporation into the main living space, again subject to any necessary consents — offering further scope to enhance and reconfigure the property over time.



Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

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Key Facts for Buyers

TENURE - Freehold.

SERVICES

The property has mains services connected. The property has gas fired central heating installed.

COUNCIL TAX BAND - D

EPC - D

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.

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About... Ashburton

Ashburton sits within Dartmoor National park and is a beautiful town with a superb range of shopping facilities, including independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers superb facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving community all right on the doorstep.

The market town of Newton Abbot, about 7 ½ miles away, has a mainline train station and easy access to the A38 and M5. It also has many other amenities; including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities.

The property is within 10 minutes of the open moor and within 40 minutes of the coast. There is plenty to see and do both in Ashburton itself, close by, and further afield. Ashburton is within 30 miles of Exeter/Exeter airport and 40 minutes to Plymouth. From Totnes there are also plenty of buses and a mainline train service from London to Penzance.



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ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652
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