

HOWARD DOUGLAS

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9 Stonepark Crescent, Ashburton, Newton Abbot, Devon TQ13 7RF

A well presented detached three bedrroom bungalow with attractively landscaped rear garden, situated in a cul-de-sac within a few minutes level walk of local shops and amenities

Entrance Hall | Living Room with Wood-Burner | Kitchen-Breakfast Room | Side Porch
Three Bedrooms | Shower Room/WC | Garage/Parking | Enclosed Rear Garden

£379,950

Situation & Description

Over the last five years this attractive detached bungalow has been the subject of many improvements including a stylish new kitchen with integrated appliances and quartz worktops, a cosy wood-burner in the living room, re-skimmed walls/ceilings in many rooms, upgraded electrics and an overhaul of the roof covering including new semi-breathable membrane, soffits, fascias and dry verge system.

The rear garden has been landscaped with the addition of a smart patio seating terrace on two levels capturing the sun throughout the day, two ponds and raised shrubbery beds.

Stonepark Crescent is a residential cul-de-sac of detached bungalows conveniently located just a few minutes walk of local shops and amenities, yet away from the hustle and bustle of the town centre.

Ashburton is a vibrant town, extremely well placed for access to Exeter, Plymouth and Torbay. It lies on the boundary of Dartmoor National Park and the spectacular landscape of the open moor is close by. The town has primary and secondary schools, a health centre, two dental practices, post office, fish deli, butchers, artisan bakers, numerous cafes/restaurants, excellent sporting/recreational facilities and a well supported community arts centre.

DIRECTIONS
From our office in the centre of Ashburton, proceed out of the town along West Street and take the second turning on the left after St Andrews Church into Old Totnes Road. Continue down the road for a few hundred yards and Stonepark Crescent will be found on the left.

Council Tax Band: Band D at the time of preparing these particulars
Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Hall
PVCu double glazed front door with two feature square windows to one side. Pine floorboards. Two Radiators. Built-in coats/storage cupboard and second built-in storage cupboard (original airing cupboard).

Living Room
Large window to the front aspect with views over roof tops to green hills. Fireplace with wood-burner on slate hearth. Pine floorboards. Shelving either side of fireplace and storage cupboard. Radiator.

Kitchen-Breakfast Room
Grey fronted kitchen units with white quartz work tops. Inset one and a half bowl ceramic sink with chrome mixer tap. Built-in AEG electric double oven and AEG four burner gas hob with fume hood over. Built-in microwave oven. Integrated fridge-freezer. Corner carousel cupboard. Integrated washing machine and dishwasher. LED lighting beneath worktops. LED ceiling spotlights. Vertical wall radiator. Window over sink with outlook over the rear garden. Double glazed door to side porch

Side Porch
Double glazed doors to the front and rear outside. Shelf with shoe storage beneath. Storage cupboard and side window.

Bedroom 1
Window to the front aspect with outlook over roof tops to green hills. Pine floorboards. Radiator

Bedroom 2
Window overlooking the rear garden aspect. Pine floorboards. Radiator

Bedroom 3
Window to the rear garden aspect. Pine floorboards. Radiator

Shower Room/WC
Glazed shower enclosure, wash basin and WC. Part tiled walls. Radiator. Side Window. Hatch to roof space with pull-down access ladder. This room has not been updated.

Outside
Lawned front reception garden with shrubs and flower beds. A few steps and paved terrace leads to the main front entrance.

Garage
Electric entry door. Power and light connected. Window and door to rear garden. Parking for one car in front of garage.

Rear Garden
There is a gated access path on the far side of the bungalow to the rear garden. This is slightly raised up and includes a lawn with pond, stone chipped seating area and path connecting to a paved patio terrace on two levels with second pond and barbeque. There are well stocked shrubbery beds and the garden is nicely enclosed by hedging and fencing



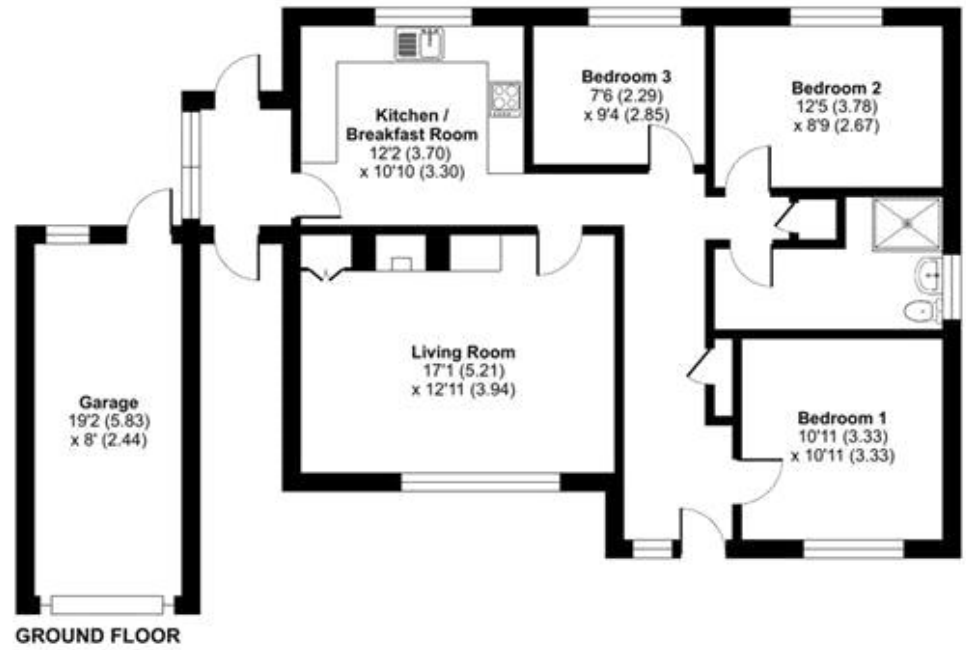






Stonepark Crescent, Ashburton, Newton Abbot, TQ13

Approximate Area = 943 sq ft / 87.6 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1096 sq ft / 101.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howard Douglas. REF: 1423404



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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