

HOWARD DOUGLAS

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Garden Cottage, Holne Chase, Ashburton, Devon TQ13 7NS

A quality detached stone-built property in a wonderful setting on a private country estate, two miles west of Ashburton and the A38.

£2,000 pcm

Situation & Description

Garden Cottage is located within the splendid grounds of Holne Chase Estate and in recent years has provided high quality holiday accommodation. It is now available to let on a more permanent basis.

Although surrounded by idyllic grounds and woodlands running down to the nearby river Dart, the property is readily accessible being just a couple of miles from the town of Ashburton and the A38 Expressway for Exeter and Plymouth. Ashburton has an excellent range of shops and amenities whilst Totnes, around eight miles, has a main line railway station and Morrisons supermarket store.

Garden cottage provides well appointed accommodation, laid out on the ground floor apart from the loft room, and has an attractive walled garden with lovely sun terrace. There is parking for a couple of cars and a large shed can be provided for exterior storage, if required.

Directions - Travelling on the A38 Expressway take the Peartree exit for Ashburton and join the road signposted for Dartmeet/Holne. Stay on this road for two miles and the entrance to Holne Chase will be found on the right.

Council Tax Band: D (Teignbridge District Council)
Deposit: £2,300
Holding Deposit: £460
Parking options: Driveway
Garden details: Private Garden

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 Porch
Storage cupboard. Space for boots. Door to

Kitchen
Modern fitted kitchen. Range-style cooker. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Slate tiled floor. Dining area with space for table and chairs. Windows and French doors to the garden. Door to bedroom 1 and door to living room.

Living Room
17' x 12'8" Oak Floor. Fireplace with wood-burner. T.V point. Radiator. Windows and door to the garden. Connecting door to ground floor bedroom 2.

Ground Floor Bedroom 1
14'7" x 12'4" Windows to two aspects overlooking the gardens and neighbouring woods. Radiator. Walk-in wardrobe/dressing room. Newly carpeted.

En-Suite Bathroom
White suite with electric shower over bath. Radiator. Airing cupboard. Window. Door to

Ground Floor Bedroom 2
12'7" x 12' Radiator. Window overlooking garden.

En-Suite Shower Room
White suite and walk in shower. Window. Radiator.

Loft room
31'6" x 13'7" overall (divided by Chimney breast into two areas). End window. T.V point.

Outside
Generous sized part walled/lawned garden with large paved sun terrace/entertaining area and covered seating terrace off kitchen. Parking, log/tool shed and timber shed with power.

Broadband/Mobile Phone Coverage/Suppliers
Broadband and mobile phone services are available at this address. However, Howard Douglas is unable to verify or recommend specific providers. Please visit Ofcom Checker for Suppliers/Speeds/Coverage etc.

Letting Information
To Let - Unfurnished
Rent - £2,000
Holding Deposit - £460
Damage Deposit - £2,300
Heating - Additional £125 per calendar month
Available - End August 2026
Strictly no smokers please

Utilities
Mains services include:
Electric

Private Services:
Septic Tank - Included in rent
Privately Maintained Water Supply - Included in rent
Biomass Heating System - Fixed charge of £125 per calendar month
Oil fired Back up Boiler
Wood burning stove

Tenancy Fees When You Apply For A Tenancy
In order to secure this property you will be required to pay a holding deposit of £100 including VAT (or a sum equivalent to one week's rent, whichever is the greater). Please clink the link or contact us for further details.

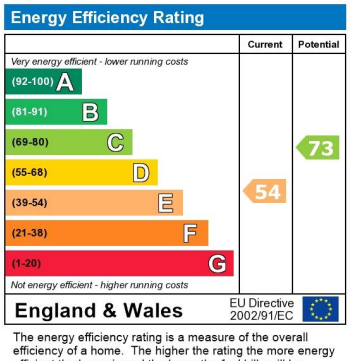
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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