

HOWARD DOUGLAS

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18 Old Manor Close, Ashburton, Devon TQ13 7JF

A bright well presented detached house occupying a tucked away position within this sought after close about a mile from the town. If you would like to apply for a viewing of this property, please use the email icon ‘contact’ or ‘request details’ in the first instance.

Two Reception Rooms | Conservatory | Kitchen | Utility Room | Three Bedrooms
En-suite shower room | Bathroom | Double Garage and Drive | Surrounding Gardens

£1,600 pcm

Situation & Description

18 Old Manor Close occupies a choice position at the far end of this desirable close which, together with Amberley Close, is located about a mile from Ashburton, on the rural fringe of the town.

The property is tastefully presented throughout with light, neutral décor and modern kitchen and bathroom fittings. A conservatory leads off the living room and overlooks the gardens, which provide a delightful private setting for the property. The windows and exterior doors are of PVCu double glazed units and there is gas fired heating.

Ashburton stands on the southern boundary of the Dartmoor National Park, and the spectacular landscape of the open moor is just a few minutes drive away. The town has a good selection of shops and facilities, together with easy access on to the A38 Expressway which links the two Devon cities of Exeter and Plymouth.

DIRECTIONS
From the centre of Ashburton, proceed along North Street and at the end of the road bear left over the bridge signposted for Widecombe. After about half a mile, turn left into Holne Cross and then right at the next crossroads (Hele Cross). Old Manor Close will be found after about one hundred yards on the right, and as you enter the close proceed along the lower edge of the green and drop down into the cul-de-sac, where number 18 will be found in the bottom right hand corner.

Council Tax Band: E (Teignbridge District Council)
Deposit: £1,840
Holding Deposit: £365
Parking options: Driveway, Garage
Garden details: Rear 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.





Porch
Double glazed door from outside. Double glazed windows either side and double glazed inner door to

Hall
With dado wall rail. Radiator. Double glazed window to front aspect. Built-in storage cupboard beneath the staircase. Wood effect laminate flooring. Stairs to first floor.

Cloakroom
With white suite of WC and wall mounted wash hand basin. Radiator. Wood effect laminate flooring. Double glazed patterned window.

Living Room
18'7" x 11'8" with set of deep double glazed windows to front aspect with display sill. Four wall light points. Radiator. Television/satellite point. Central ceiling rose. Double glazed sliding door to



Conservatory
12'5" x 10'7" with PVCu double glazed windows on three sides set on dwarf wall, and with French doors to the garden. Two Dimplex electric heaters. Two wall light points. Pitched roof with light/fan. Television point.

Dining Room
12'5" x 10'1" with PVCu sliding patio door to the garden. Coved ceiling. Radiator. Dado wall rail. Television point. Central ceiling light rose. Serving hatch to the kitchen.



Kitchen
13'3" x 8'8" fitted with a range of modern cream fronted units with rolled edge work surfaces. White sink unit with mixer tap. Built-in Neff stainless steel eye-level electric double oven and Neff four-burner gas hob with concealed hood over. Integrated dishwasher. Appliance space beneath worktops. Lighting beneath wall units. Wood effect laminate flooring. Tiled wall surrounds to worktops. Double glazed window overlooking the garden. Radiator. Telephone point. Sliding door to

Utility
5'10" x 5' with base cupboard and worktop matching those in the kitchen. Plumbing for washing machine and space for tumble dryer. Radiator. Double glazed window. Gas fired boiler. Wood effect laminate flooring. Double glazed door to the garden.

Landing
with space for desk and chair as study area, with telephone point. Radiator. Window to front aspect. Coving. Dado wall rail. Double doors to large airing cupboard with ample shelving and hot water cylinder. Hatch to roof space from landing, with access ladder.



Bedroom 1
12'6" x 9'3" to front of built-in floor to ceiling wardrobes along one wall. With mirrored doors. Double glazed window overlooking the rear aspect. Dado wall rail. Radiator. Coving. Television point. Door to

En-suite
with white suite of corner shower with overhead rainhead and glazed enclosure, wall hung wash hand basin and WC. Ladder style towel radiator. Tiles to shower and basin. Ceiling spotlights. Double glazed obscure window. Tiled floor.



Bedroom 2
12'6" x 9'10" with double glazed window overlooking the rear aspect. Dado wall rail. Radiator. Coving. Central ceiling light rose. Built-in wardrobes/storage cupboards along one wall.

Bedroom 3
9'6" x 9' with double glazed window overlooking the rear aspect. Radiator. Dado wall rail. Coving.

Bathroom
Modern white suite of pedestal wash basin, WC and bath with mixer

shower unit. Partly tiled walls. Ladder style towel radiator. Tiled floor with underfloor heating. Double glazed obscure window. Coving. Ceiling spotlights.

Outside

The property is approached over a smart tarmacadam drive, with parking for around four to five vehicles, and leading to the detached double garage.

GARAGE
17'5" x 16'8" with two metal up and over entry doors. Pitched roof. Double glazed side window and door to the garden. Power and light connected. Loft storage area. Infra-red security light to front of garage.

To the left of the drive there is a lawned garden area with mature hedging surrounds. A gate to the side of the garage opens to the main garden. This runs along the rear and side of the house, with well kept lawns and a good quality paved patio seating area which sweeps around the house to the conservatory. The gardens continue to the far side of the conservatory with lawns, shrubs and plenty of mixed boundary hedging providing a good degree of privacy.

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

Utilities

Mains Services Include:

Gas- Gas central heating
Electric
Water/Sewerage - SWW

Letting Information

To Let - Unfurnished
Rent - £1600 pcm
Holding deposit – 1 weeks rent £365
Damage Deposit - 5 weeks rent £1840
Available - Mid October 2026
Strictly No Smokers Please

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 click the link or contact us for further details.

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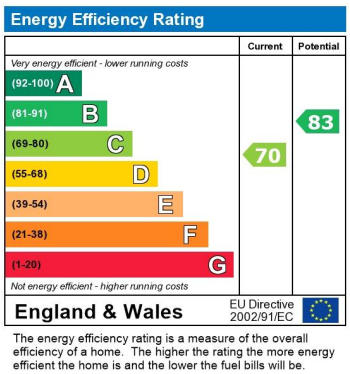
Ground Floor



First Floor



18 Old Manor Close, Ashburton



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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