

HOWARD DOUGLAS

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13 Woodland Road, Ashburton, Newton Abbot, Devon TQ13 7DR

A most appealing terraced cottage, featuring a charming garden and set in a convenient position just off the town centre, offered with no onward chain

Cosy Living Room | Kitchen/Diner | Two Double Bedrooms | En-Suite Shower
Bathroom and Separate WC | Rear Garden | Outside WC | Garden Room

£325,000

Situation & Description

Nestled in the heart of Ashburton, 13 Woodland Road is conveniently positioned just off the historic town centre, with the local amenities a short easy walk away.

Thoughtfully arranged across two floors, the property provides beautifully presented accommodation throughout. There are two double bedrooms, and the living room is centred around an attractive wood-burner, creating a warm and inviting focal point.

Outside, the property enjoys a well-presented, two-tier private garden. The lower tier offers a paved seating terrace and a handcrafted, Shepherd-hut-inspired office, providing an excellent space for home working or hobbies/crafts. The upper tier features a well-kept lawn with slate paving forming a second seating area. The garden is enclosed by attractive stone walls and fencing.

Positioned on Woodland Road, the property enjoys easy access to Ashburton's varied shops, cafes and restaurants, and everyday amenities. The town stands on the southern edge of Dartmoor National Park and whilst it is the largest town within the Park, has a village-like feel and spirit of community. Accessibility is excellent with the A38 connecting Plymouth with Exeter and the national motorway network, whilst the towns of Totnes and Newton Abbot are both around twenty minutes by car and have mainline railway stations to London Paddington.

Council Tax Band: Band C 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
Timber and glazed entrance door. Staircase to first floor. Radiator. Oak laminate flooring. Timber and glazed door to living room.

Living Room
Timber frame double glazed window to front aspect with bespoke oak window sill. Exposed ceiling beam. Wood burner with raised slate hearth and oak mantelpiece. Large under stair storage cupboard. Oak built-in shelving. Cast iron radiator. Oak laminate wood flooring. Television point. Timber and glazed doors to kitchen.

Kitchen-Dining Room
Range of wood fronted and glazed cabinets. Grey and white speckled work top with beige composite sink. Electric oven with hob over. Filter hood. Plumbing for dishwasher and washing machine. Radiator. Vinyl flooring. Two double glazed windows over sink to rear aspect. Double glazed door to garden.



First Floor Landing
Cupboard housing electric boiler. Doors to the following rooms.

Hatch to roof space with drop-down ladder, fully boarded for storage and electric light. Roof space housing regulator box and batteries for PV panels.



Bedroom 1
Timber frame double glazed window to front aspect with wooden sill. Fitted double wardrobe. Built-in storage cupboard over stairwell. Cast iron radiator. Door to en-suite shower room.

En-Suite Shower
White suite of shower enclosure and wash basin with cupboard underneath. Shaver outlet in cupboard beneath wash basin. Wall mounted mirror. Full-height tiled walls. Heated towel rail. Extractor. Grey wood effect laminate flooring.

Bathroom
White suite of bath with shower over. Obscure glazed window to side aspect. Oval counter top washbasin with cupboard underneath. Wall mounted mirror. Heated towel rail. Shaver outlet. Partially tiled wall. Grey wood effect laminate flooring.



WC
White suite of WC and wash basin with cupboard underneath. Wall mounted mirror. Obscure glazed window to rear aspect. Grey wood effect laminate flooring.

Bedroom 2
Timber frame double glazed window to rear aspect over looking the garden with wooden sill. Cast iron radiator.

Outside
From the kitchen door stone steps lead to the garden with an outside WC to the right with white WC with wash basin over. Useful built-in storage cupboard. Heated towel rail. Quarry tiled floor.

The steps continue to a paved seating area and the garden building.



Garden Building
A unique, hand crafted, shepherd's-hut-inspired outbuilding, tailored as a practical and beautifully finished office. Hardwood timber and glazed doors. Oak laminate flooring. Freestanding electric radiator. TP internet link. Electric power points.

Outside Continued
The garden is enclosed by stone walls and fencing, with planted borders dividing the paved seating terrace from the upper lawn. Stone-chipped and timber-boarded steps lead to the lawned area, where there is an additional slate-paved seating space. A hand-crafted shed sits in the left-hand corner, and the garden is finished with a variety of shrubs and planted areas.

Additional Information

Mains water, drainage and electricity. There is an electric boiler that feeds the radiators.

Ultrafast broadband should be available, as per Ofcom website. We have been advised by our sellers that they have had Wildanet installed.

An array of 8 solar panels plus two storage batteries.

Mobile signal ranges from good outdoor to variable in-home, as per Ofcom website.

We also understand that there is an area of flying freehold.

Anti-Money Laundering (AML) Compliance

To comply with UK Anti Money Laundering legislation, all estate agents are required to complete ID verification checks on all sellers and buyers, to apply ongoing monitoring until the transaction ends and to verify the legitimate source of funds of every buyer. We conduct these checks through an independent specialist service provider, alongside our own internal due diligence, and there is a fee of £24 (£20 plus VAT) per person. This is not a credit check so it will have no effect on your credit history.







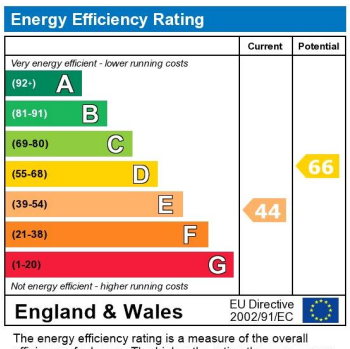


Ashburton, Newton Abbot, TQ13

Approximate Area = 878 sq ft / 81.5 sq m
Outbuilding = 17 sq ft / 1.5 sq m
Total = 895 sq ft / 83 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 2025. Produced for Howard Douglas. REF: 1512697



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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