

HOWARD DOUGLAS

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64 West Street, Ashburton, Newton Abbot, Devon TQ13 7DZ

An extensively renovated period town cottage with decked courtyard situated in an elevated position within an easy walk of Ashburton's varied shops and amenities

Extensively renovated to a high standard | Offered in excellent ready to move in condition
Contemporary kitchen and bathroom fittings | Small private enclosed decked courtyard
Close to amenities | No Onward Chain

£250,000

Situation & Description

Ashburton is a bustling town located on the southern edge of Dartmoor National Park. It has an extensive and varied range of shops and amenities including post office, well supported community arts centre and primary and secondary schools. The A38 can be easily accessed via the Pear Tree or Linhay junctions and brings the two Devon cities of Exeter and Plymouth within easy commuting distance.

64 West Street enjoys an elevated position with an attractive green outlook from the front windows. It is situated in a convenient position within easy walking distance of the town centre.

The property has undergone an extensive renovation program in recent times to include replacement slate roof covering, contemporary replacement kitchen and bathroom fittings, replacement of many of the windows with double glazed units, plastering and full redecoration.

Attention to detail has been considered in all aspects and the property is offered for sale with no onward chain and in move-in condition.

Outside, there is a small and extremely private decked courtyard, ideal for sitting out.

Council Tax Band: Band A at the time of preparing these particulars (Teignbridge District Council)
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.



Living Room
15'8" to side of chimney breast x 13' overall. Front entrance door. Double glazed sash window to front aspect with green outlook. Media wall with inset electric fire and alcove for TV and sound bar. Shelving to side of chimney breast. Electric Ecostrad Ecowarme heater. Ceiling downlighters. Stairs with understair cupboard to half landing.

Half Landing
Stairs with door to first floor bedroom.

Kitchen
An irregular shaped room with curved wall. 9'8" x 7' narrowing to 5'3" approximate overall. Fitted with a modern range of grey fronted units with slim profile work surfaces. Stainless steel sink unit. Built-in oven and four plate electric hob with filter hood over. Appliance space beneath work surfaces. Slate finish tiled floor. Ceiling downlighters. Roof light window. Low level electric heater. Double glazed window and door to decked courtyard.

Bedroom
15'7" x 7'7" overall. Double glazed sash window with window seat to front aspect with green outlook. Fire door. Electric Ecostrad Ecowarme heater. Large roof hatch with wooden pull down ladder to boarded loft space. Ceiling downlighters. Door with coloured glass insert to

Shower Room/WC
A contemporary white suite of WC and wash basin inset to work surface with cupboard beneath. Large shower enclosure with rain head shower and sliding entry doors. Black finish towel heater. Illuminated and heated mirror over basin. Ceiling downlighters. Extractor. High level double glazed window. Cupboard over stairwell. NB stairwell box protrudes into room.

Outside
The property is situated in a raised position off West Street with three steps with curtesy light leading to the front entrance door.

To the rear there is a small decked courtyard with wall and timber panelling and outside light. This enjoys a very private position and is ideal for sitting out.

Additional Information
Mains water, drainage and electricity.

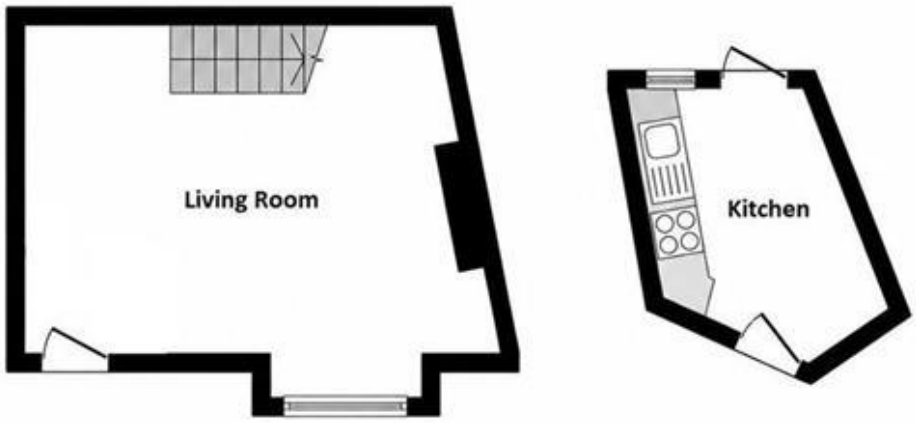
Ultrafast broadband should be available, as per Ofcom website. Mobile signal varies from good outdoor and in-home to good outdoor and variable in home, as per Ofcom website.







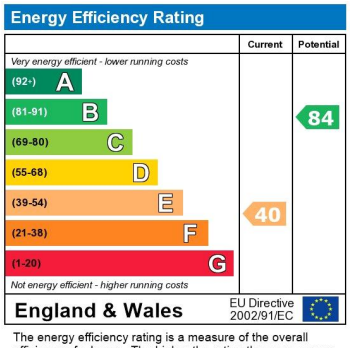




Ground Floor



First Floor



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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