

HOWARD DOUGLAS

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22 Emmetts Park, Ashburton, Newton Abbot, Devon TQ13 7DB

An attractively situated semi-detached bungalow with well presented accommodation

Entrance Hall | Open Plan Living Room and Kitchen | Two Double Bedrooms
Bathroom | Rear Lean-to | Pleasant Outlook | Front and Rear Gardens

£1,150 pcm

Situation & Description

Emmetts Park is a residential cul-de-sac of houses and bungalows situated on the eastern side of Ashburton. Number 22 enjoys a quiet traffic-free position at the end of the road with access via a pedestrian path serving just a handful of properties. There is a general stores in nearby Balland Lane and Ashburton town centre is around a mile away. The A38 can be accessed at Linhay and provides quick access to Exeter and Plymouth.

22 Emmetts Park is a semi-detached bungalow with accommodation that has been attractively updated in recent years. It includes an entrance hall, excellent open-plan living area and kitchen with outlook over the front garden and hills beyond, two double bedrooms, bathroom with bath and separate shower, and a useful rear lean-to. There are oak finish internal doors, lofty ceiling heights and plenty of large double glazed windows providing natural light.

Outside, the front garden is lawned with various shrubs and trees, a haven for wildlife, and the rear garden is extremely private and mainly laid to lawn.

Council Tax Band: Band C at the time of preparing these particulars (Teignbridge District Council)
Deposit: £1,325
Holding Deposit: £265
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

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
Double glazed front entrance door. Low level cupboard with sliding entry door. Hatch with pull-down ladder to roof space. Radiator.

Living Room
16'5" x 11'9" Large double glazed window to front aspect with outlook over the front garden and to the green hills beyond. Second double glazed side window. Three column radiators. Wood-effect laminate flooring. Open to

Kitchen
11'5" x 9'4" Double glazed window and door to rear garden. Fitted with a range of wood-effect floor and wall units with work surfaces. One and a quarter bowl stainless steel sink unit. Built-in double oven and grill with four plate electric hob and filter hood over. Plumbing for washing machine and dishwasher. Ideal gas fired combi boiler. Wood-effect laminate flooring.

Bedroom 1
12' x 11'2" Double glazed window to front aspect with outlook over front garden and towards green hills beyond. Column radiator.

Bedroom 2
11'2" x 9'2" Double glazed window to rear lean-to with outlook over rear garden. Column radiator.

Bathroom
White suite of WC, wash basin, bath and separate shower cubicle with rain head shower and glazed entry door. Tiled floor. Partly tiled walls. Column radiator. Ladder-style towel radiator. Two double glazed windows. Extractor.

Lean-To
20'2" x 4'6" Entry door from rear garden. Windows. Lighting and outside power point. Tiled floor. Area of work surface.

Outside
The property is approached via a pedestrian path serving a handful of properties. The front garden is of a good size and laid to lawn with various shrubbery beds and trees attracting a variety of birds.

Access can be gained on one side of the bungalow to the rear where there is a very private garden with two areas of lawn, paved area and open store.

Directions
From the centre of Ashburton proceed up East Street and take a turning left after the fire station into Balland Lane. Emmetts Park is the second left and number 22 can be found in the top left corner of the cul-de-sac with access via the pedestrian path.

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 - £1,150 pcm
Holding Deposit - 1 weeks' rent - £265
Deposit - £1,325
Available early October
Strictly No Smokers Please

Utilities
Mains Services Include:

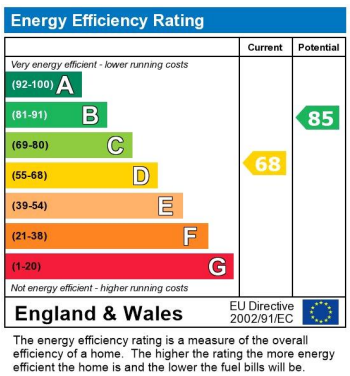
Electric
Gas
Water/Sewerage











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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