



Ashburton

- Period Mid-Terraced House
- 3 Bedrooms
- Lounge with Log Burner
- Kitchen/Breakfast Room
- Good Sized Bathroom
- Neatly-Presented Rear Garden
- Town Centre Location
- Characterful Property

Asking Price:
£265,000
 Freehold
 EPC: D58

11 Woodland Road, Ashburton, Newton Abbot, TQ13 7DR

This very neatly presented mature terraced house is deceptively spacious, and superbly situated in the heart of the highly-coveted town of Ashburton. The property is thought to be around 300 years old, and is full of character features.

The accommodation includes an entrance hallway, lounge with log burner, and kitchen/diner. On the first floor are two sizeable double bedrooms, one with double doors providing access to the rear courtyard. There is a further double bedroom on the second floor, and a fitted family bathroom.

Although packed with characterful charm, the property also has many modern benefits including a gas central heating system and uPVC double glazing. Outside there is beautiful, courtyard-style rear garden that offers a surprising amount of privacy and seclusion. The garden is accessed via an exterior staircase from the kitchen, and directly through double doors from bedroom 2.

Woodland Road is a quiet street in the heart of Ashburton. Ashburton is a highly sought-after town on the edge of Dartmoor and offers a range of facilities including a variety of shops, public houses, and primary and secondary schools. The property is conveniently situated for the A38 Devon expressway to Exeter and Plymouth.

The Accommodation

Pr

Ground Floor

Entrance Porch	
Lounge	16' 1" (4.9m) x 9' 2" (2.8m)
Kitchen/Breakfast Room	13' 5" (4.1m) x 8' 6" (2.6m)

First Floor

Bedroom 1	13' 9" (4.2m) x 12' 2" (3.7m)
Bedroom 2	11' 2" (3.4m) x 9' 10" (3m)

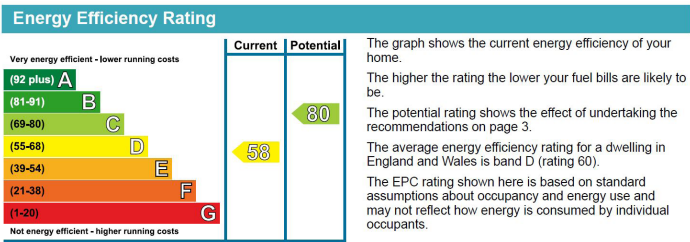
Second Floor

Bedroom 3	14' 9" (4.5m) x 10' 6" (3.2m)
Bathroom	10' 2" (3.1m) x 7' 7" (2.3m)

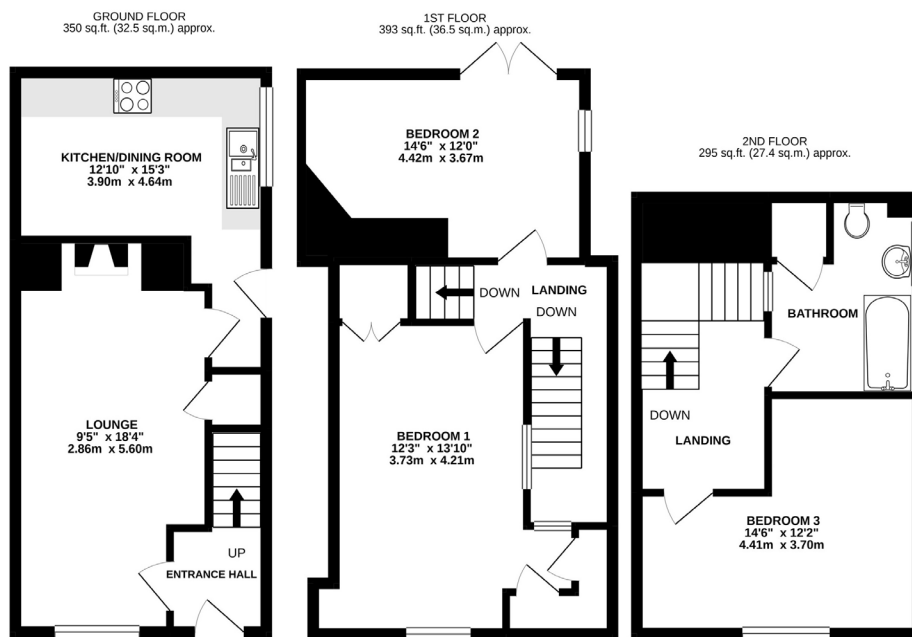
Outside

To the rear a very neatly-presented courtyard-style garden.

ENERGY PERFORMANCE RATING



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLANS

For Illustrative Purposes Only



Agents Notes

Tenure

Freehold

Services

Gas Central Heating. Mains Electricity. Mains Water. Mains drainage.

Local Authority

Teignbridge District Council

Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the A38 southbound, take the first exit for Ashburton and follow the main road into the town. Woodland Road is the 4th turning on the left and the property can be found on the left hand side.