



TWO ASHBROOK  
ASHBURTON



*TWO ASHBROOK*

*Dolbeare Road*

*ASHBURTON*

*TQ13 7AS*

*A modern, four bedroom house situated within easy reach of the town's amenities. Well presented throughout with off road parking, good sized lounge, conservatory, main bedroom with en suite and further family bathroom. Externally the property has a good sized area of driveway parking, a side gate gives access to a rear garden which is mostly laid to lawn with a patio area.*

*Living space comprising modern Kitchen/Breakfast Room | Utility/ Cloakroom  
Four Bedrooms (one with en-suite) | Modern Family Bathroom  
Driveway Parking | Private Enclosed Rear Garden*

THE DARTMOOR OFFICE

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A part glazed FRONT DOOR leads you in to the ENTRANCE HALL with wood effect laminate flooring. Stairs rise to the FIRST FLOOR. There are TWO BEDROOMS situated on this level together with a modern FAMILY BATHROOM.







The family bathroom is a good size, fitted with a panelled bath with separate hand held attachment and shower over, close coupled WC and pedestal wash hand basin. Finished with part tiled walls, wall mirror, radiator and modesty glazed window.









Stairs rise to the FIRST FLOOR which is the real heart of the house. An open plan LIVING/KITCHEN space is lovely and light with a window overlooking the rear garden. The kitchen is fitted with a range of cupboards including a stainless steel gas hob with extractor over, oven and integrated fridge/freezer. A glazed door leads through to the CONSERVATORY with french doors giving access to the garden.



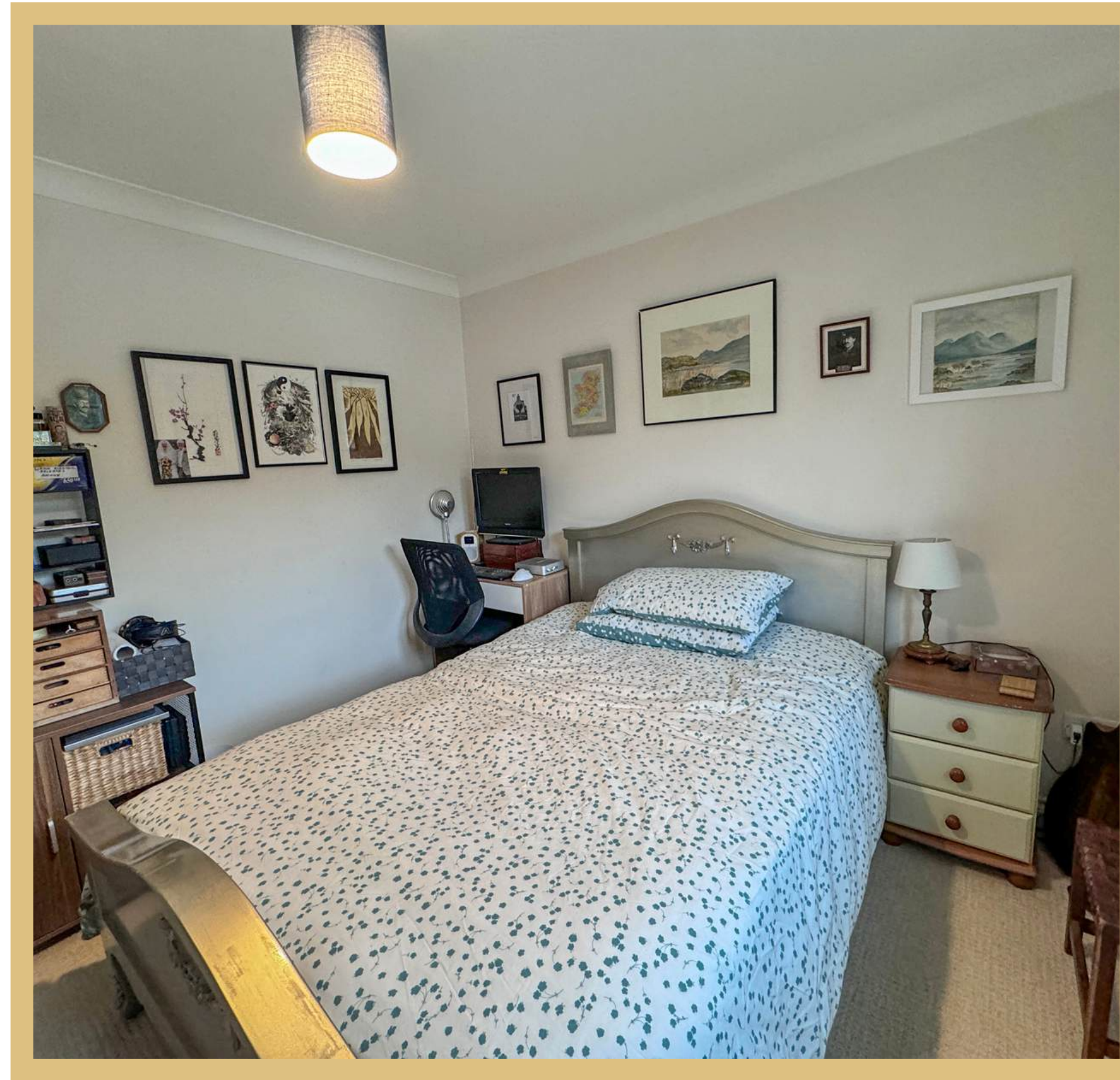




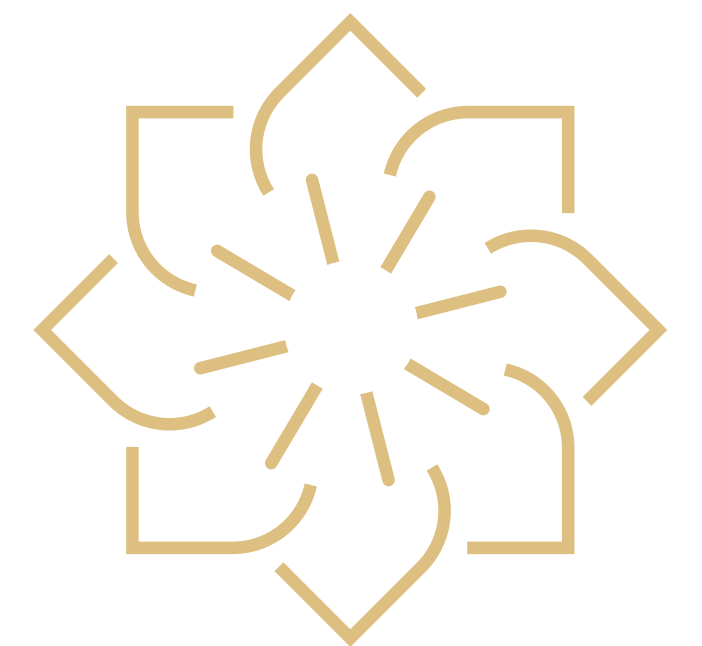








There is a double BEDROOM with window to the front elevation and useful UTILITY/CLOAKROOM with space and plumbing for a washing machine, sink and WC, laid out on this floor.



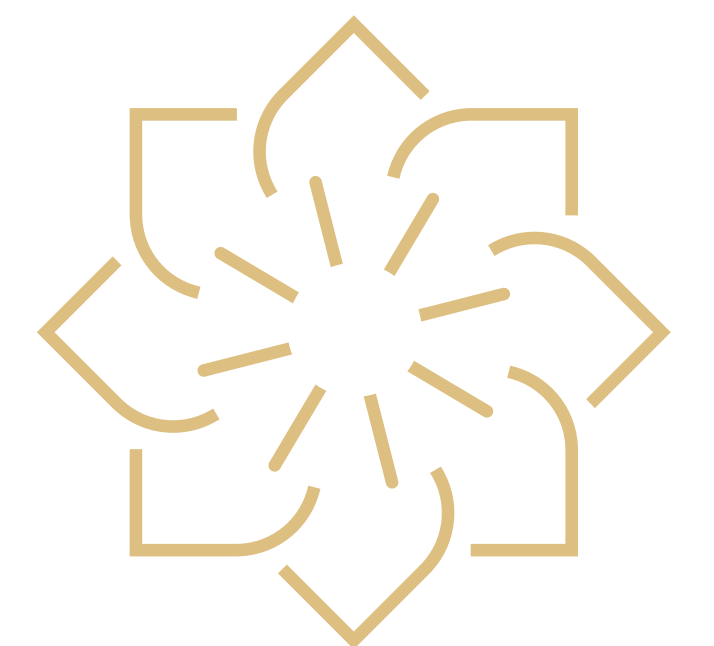








The main BEDROOM is laid out to the SECOND FLOOR with window to the rear elevation and EN SUITE BATHROOM fitted with a white suite comprising panelled bath with shower mixer over and pedestal wash hand basin and tiled splashback. On this floor is also a useful STUDY/OFFICE with Velux window.





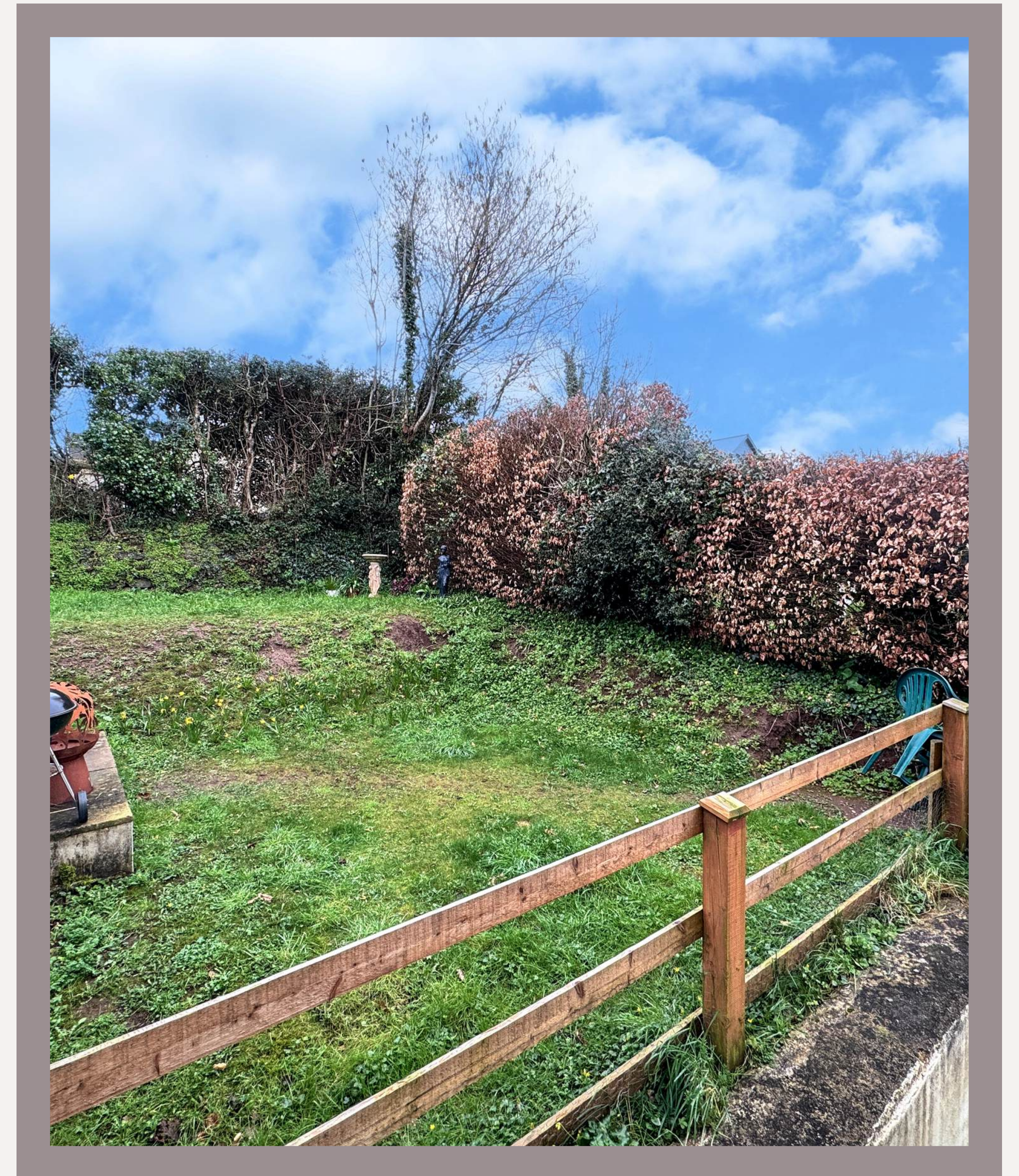




# Outside

To the front of the property is a large brick paved driveway which provides private parking for several cars. A timber pedestrian gate leads around to the side and rear of the property. There is an enclosed storage area to the rear.

A lawned garden on two levels together with a patio adjacent to the house provides a private area with secure boundaries - ideal for keeping children and dogs in !



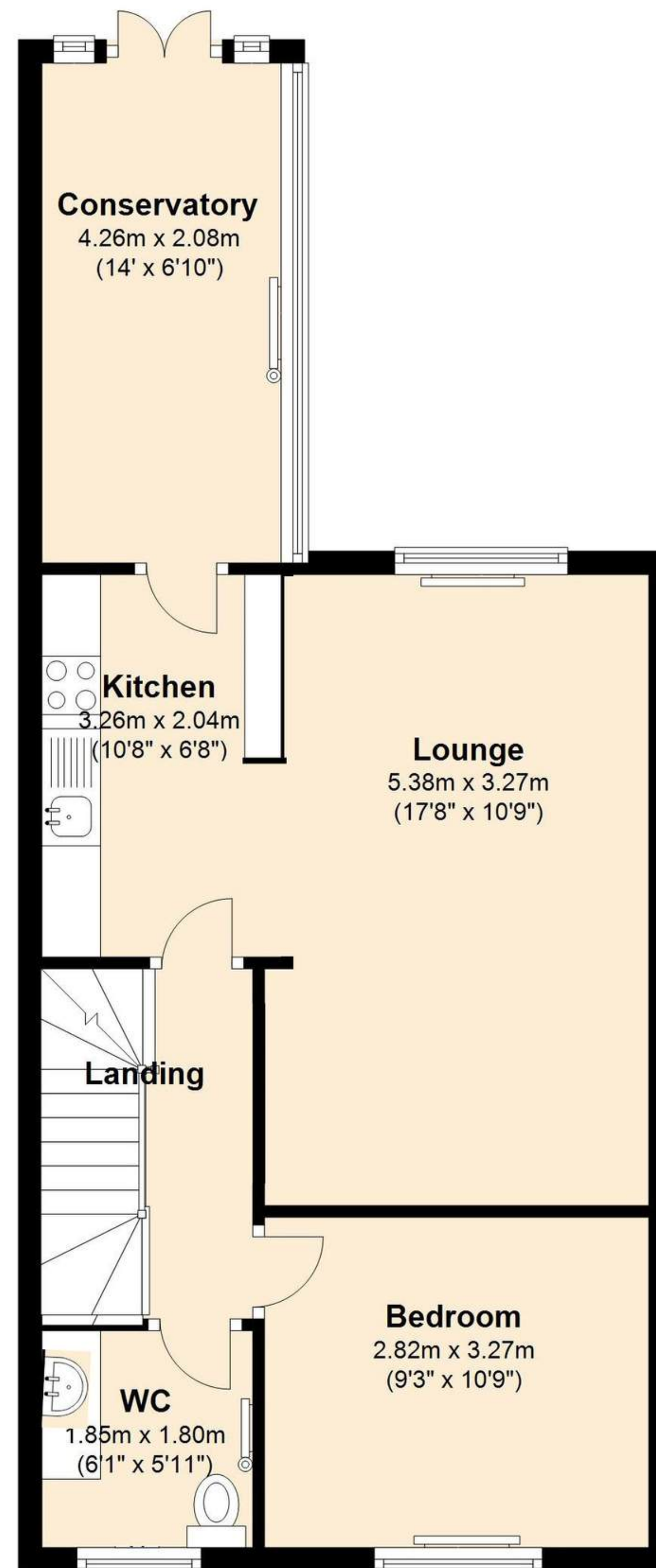






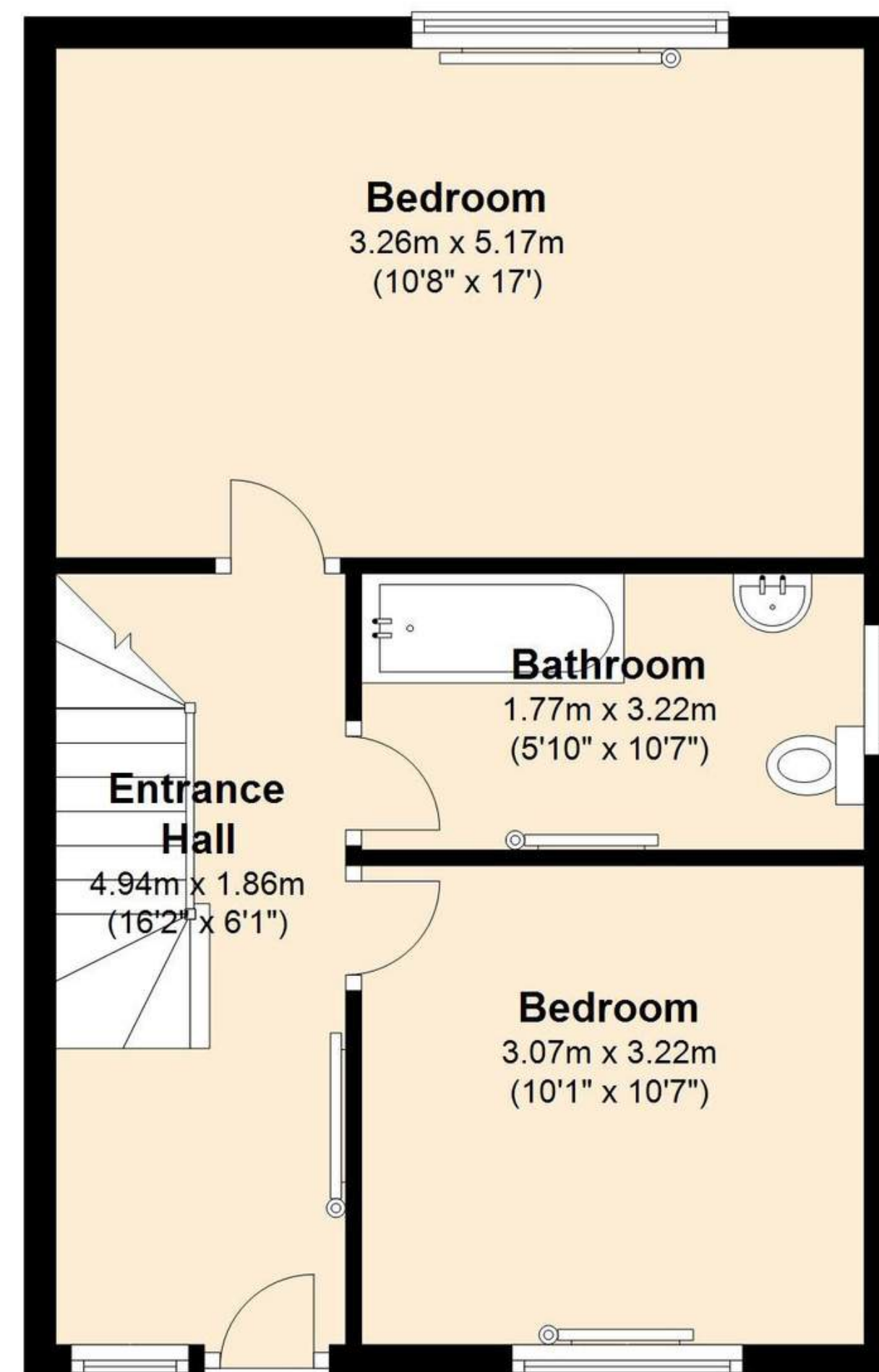
## First Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



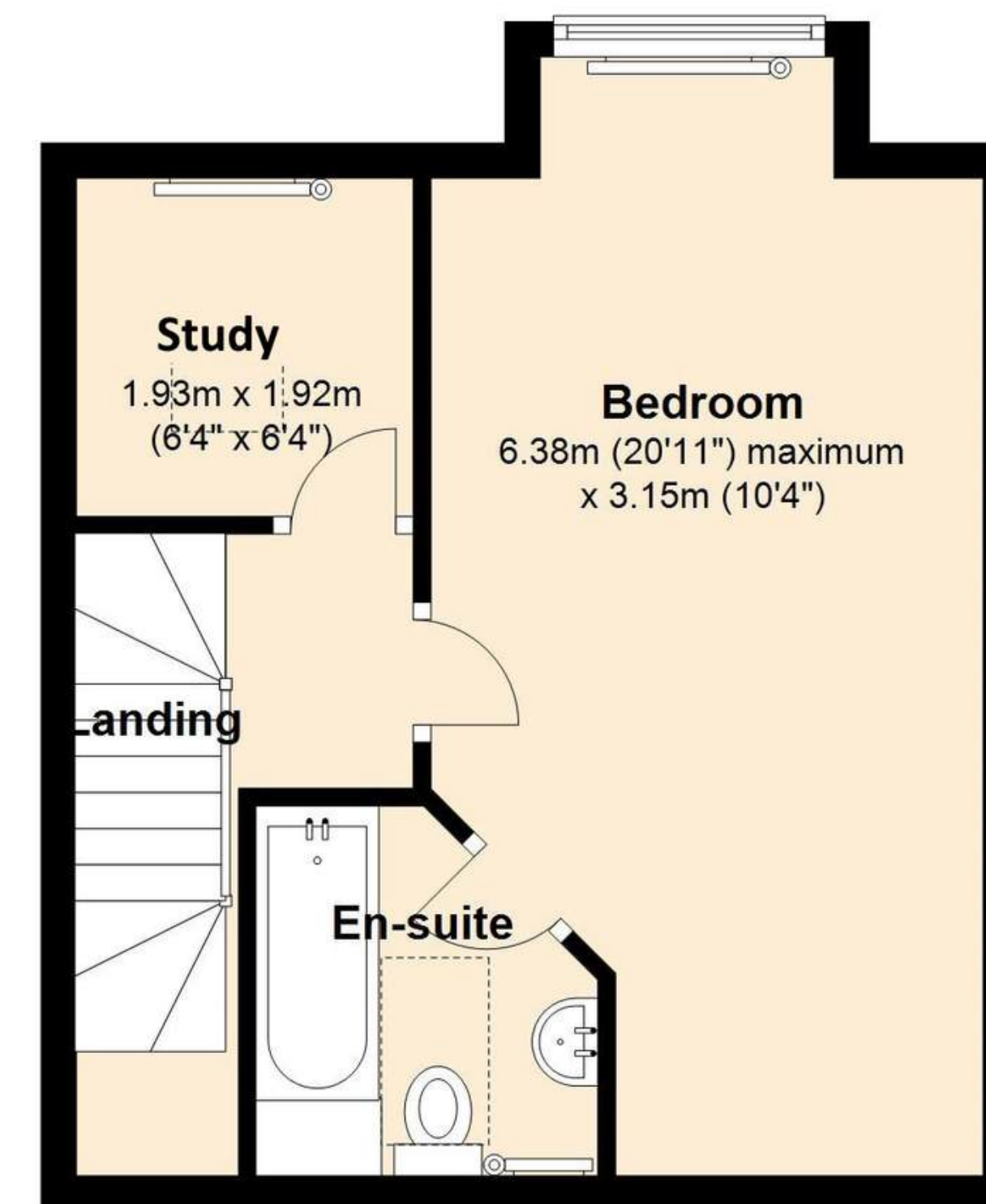
## Ground Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



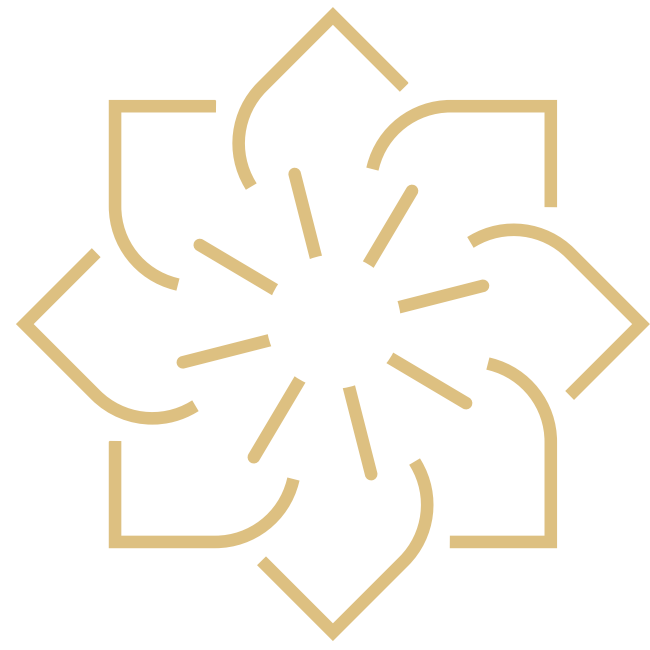
## Second Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



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# Key Facts for Buyers

**TENURE - Freehold.**

**COUNCIL TAX BAND - C**

**EPC - C**

## **SERVICES**

The property has all mains services connected and Gas fired central heating.

## **BROADBAND**

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below..

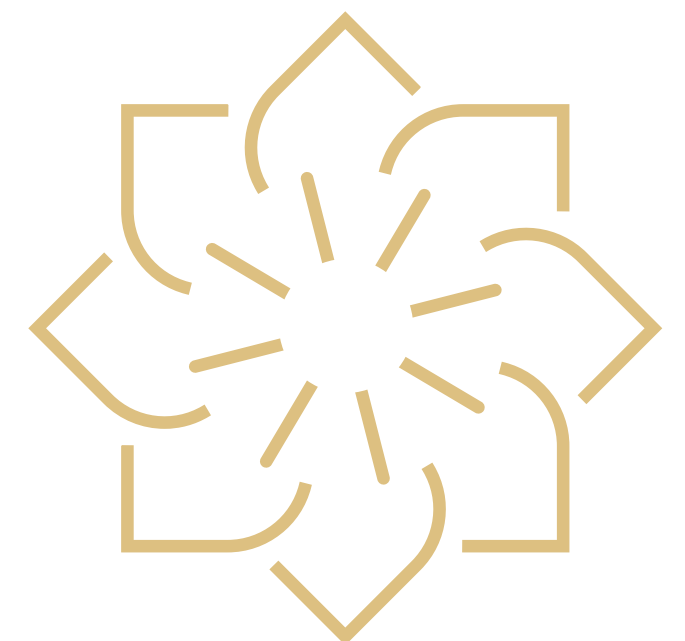
### **Property Report - Key Facts for Buyers**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652  
Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance





PLEASE NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

PLEASE NOTE: Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to London & Country Mortgages. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral Fee.





## OUT & ABOUT IN ASHBURTON

Ashburton sits within Dartmoor National Park and is a beautiful town with a superb range of independent shops, including a family-run ironmonger's, delicatessen, artisan bakery, a fish monger, antiques and vintage shops and the renowned Ashburton Cookery School. There is also a primary school and South Dartmoor Community College. Dartmoor National Park is easily accessible and offers facilities for riding, walking, fishing and golf, including the popular Stover Golf Club. Ashburton is a thriving community right on the doorstep.

The town offers easy access to the A38 and M5 and is within 30 miles of Exeter/Exeter Airport and 40 minutes of Plymouth. The market town of Newton Abbot, about 7½ miles away, has a mainline train station with direct services to London and the North. It also has many other amenities, including the highly regarded independent day and boarding Stover School, supermarkets and recreational activities. The property is within 5 minutes of the open moor and 40 minutes of the coast. There is plenty to see and do both in Ashburton itself and further afield.







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ASHBURTON





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SCAN ME  
TO BOOK A  
VIEWING

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please call 01364 652652