



A 2 BEDROOM DETACHED BUNGALOW WITH PLEASANT COUNTRYSIDE VIEWS FROM ITS ELEVATED SPOT ON THE EDGE OF ASHBURTON. THE PROPERTY BOASTS PARKING FOR 4 CARS, A GARAGE AND GARDENS TO THE FRONT AND REAR. POTENTIAL TO EXTEND SUBJECT TO THE RELEVANT CONSENTS. NO CHAIN EPC - D

GUIDE PRICE: £250,000



38 BALLAND PARK

ASHBURTON - TQ13 7BT



SAWDYE & HARRIS

38 BALLAND PARK IS A 2 BEDROOM BUNGALOW IN AN ELEVATED POSITION OFFERING COUNTRYSIDE VIEWS AND SPACIOUS ACCOMMODATION WITH POTENTIAL FOR FURTHER EXTENSION.

THE PROPERTY HAS PARKING FOR 4 + CARS, GARAGE AND PRIVATE REAR GARDEN. INSIDE THE PROPERTY IS LAID OUT TO PROVIDE A KITCHEN AND DINING ROOM, LIVING ROOM, BATHROOM AND 2 DOUBLE BEDROOMS. THE ATTACHED GARAGE RUNS THE DEPTH OF THE BUILDING TO THE REAR GARDEN AND COULD PROVIDE FURTHER ACCOMMODATION SUBJECT TO THE RELEVANT CONSENTS.

LOCATION

Balland Park is a quiet residential area on the edge of Ashburton with good access to the local countryside.

Ashburton is a thriving town well situated between the counties cities of Exeter and Plymouth. Often described as feeling more like a village there is a vibrant community and lots of regular activities. The town offers a range of schools including a Secondary Academy with sports specialism, a primary school, pre-schools and an independent school offering alternative education. There is also a doctors surgery, pharmacist and cottage hospital.

The community run outdoor heated swimming pool and Post Office/Library are both excellent hubs of the community whilst a range of shops and amenities include ironmongers, artisan bakers, butchers and deli's as well as health food store and two small supermarket offer everything you could need!

Ashburton has excellent bus services to major local connections and the A38 Devon Expressway give access to Plymouth and Exeter where rail and air travel links directly to London and Europe.

ACCOMODATION

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 matter which are likely to affect your decision to buy, please contact us before viewing the property.

APPROACH From Balland Park, number 38 can be found tucked away on the far right hand side.

The front garden is laid mainly to gravel with parking for numerous cars with some mature shrubs.

FRONT PORCH 11' 02" x 5' 02" (3.4m x 1.57m)

The Upvc door leads into a spacious entrance porch with window to the front and side elevations and lots of rooms for storage. Door to Inner Hallway with doors to the principle rooms.

KITCHEN

Fitted with a range of modern floor and wall mounted units with inset sink and drainer beneath window looking out to the rear garden. Integrated hob. Baxi Gas Combi Boiler.

Opening door in to ...

DINING AREA 5' 04" x 10' 09" (1.63m x 3.28m)

With doors to the front and rear elevation the space is currently utilised as a dining room.

LIVING ROOM 16' 05" x 10' 11" (5m x 3.33m)

A large window looks out to the front of the property and enjoys countryside views across the hills around the town and to Dartmoor in the distance. An electric fire with wood surround provides a focal point to the room.

SHOWER ROOM 8' 04" x 5' 05" (2.54m x 1.65m)

The family bathroom has been recently adapted to provide a shower room with large shower, toilet and basin.





MASTER BEDROOM 13' 11" x 8' 11" (4.24m x 2.72m)

A double bedroom with window to the rear garden.

DOUBLE BEDROOM 9' 10" x 10' 06" (3m x 3.2m)

The second bedroom is a further double with window to the rear elevation.

GARDEN

At the rear of the property with access to the Garage and Dining room is the Garden. Laid mainly to paving with a vegetable patch and enjoying a private feel.

GARAGE 6' 11" x 24' 06" (2.11m x 7.47m)

With up and over door to the front and rear pedestrian door to the garden. Perspex roof to the rear providing further useful storage.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652304
Email - ashburton@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.

SERVICES

The property is connected to Mains Gas, Electricity, Drainage and Water.

DETAILS PREPARED SEPTEMBER 2016



Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.environment-agency.gov.uk www.landregistry.gov.uk www.homeoffice.gov.uk
www.ukradon.org www.fensa.org.uk <http://list.english-heritage.org.uk>

TIPS: The local council's 'My Neighbourhood' is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.



Area: 1025 ft² ... 95.2 m²



The Consumer Protection Regulations : 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. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdye & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property. **Floor Plans** are for identification and illustrative purposes only and are not to scale.

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