



Ashburton

2x  1x 

ENERGY
RATING
D58

- Video Walk-through Available
- Mature Detached Bungalow
- 2 Double Bedrooms
- Dual Aspect Living/Dining Room
- Fitted Kitchen
- Shower Room
- Sunroom/Utility Room
- Landscaped Front & Rear Gardens
- Driveway & Detached Garage
- Sought-After Location & Beautiful Rural Views

Guide Price:
£400,000
FREEHOLD

11 Roborough Gardens, Ashburton, Newton Abbot, TQ13 7BJ



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This 1950's detached bungalow occupies a generous sized plot and enjoys wide sweeping countryside views towards Dartmoor. Located on the edge of the sought-after town of Ashburton the well-presented accommodation comprises two bedrooms, lounge/dining room, kitchen, sunroom/utility, shower room/WC and a cloakroom/WC. Gas central heating and uPVC double glazing are installed and outside the bungalow boasts landscaped front and rear gardens, driveway and a detached single garage. The beautiful rural views, sought-after location and accommodation on offer will appeal to a wide range of buyers.

Roborough Gardens is a highly desirable address within the ancient stannary town of Ashburton which is located on the edge of the Dartmoor National Park. The town offers a wide range of shopping, business and leisure facilities, a primary school and community college. The town is popular with commuters as it lies just off the A38 Devon Expressway linking Plymouth and Exeter (M5 beyond). It is also approximately 7 miles from the market town of Newton Abbot and historic castle town of Totnes.

The Accommodation:

A composite, part-decorative, obscure double-glazed entrance door leads to the entrance hallway with access to loft and cloakroom/WC with low-level WC and uPVC obscure double-glazed window. The lounge/dining room is a dual aspect room with two uPVC double-glazed windows overlooking the front garden and further double-glazed window to side and a feature fireplace with inset gas living flame coal effect fire. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, spaces for cooker and fridge, cupboard housing wall mounted gas boiler and space for freezer, further larder cupboard, uPVC double-glazed window to side and part glazed door leading to a sunroom/utility with tiled flooring, uPVC double-glazed windows to side and rear and uPVC double-glazed door to outside enjoying lovely views over the rear garden and countryside beyond towards Dartmoor. Bedroom one has a uPVC double-glazed window to rear enjoying a pleasant outlook over the rear garden and enjoying superb countryside and woodland views towards Dartmoor. Bedroom two has a uPVC double-glazed window to front enjoying a pleasant outlook over the front garden. The shower room has a suite comprising a corner shower cubicle, low-level WC, vanity wash basin, uPVC obscure double-glazed window and airing cupboard housing hot water cylinder, fitted immersion and slatted shelving.

Parking:

Outside to the front there are double gates and tarmac driveway providing ample off-road parking, leading to a detached single garage with metal up and over door and uPVC double-glazed courtesy door to side.

Gardens:

The front garden has been attractively landscaped with a generous lawn with well-stocked shrub borders, hedging to front boundary, stone retaining wall with raised border and a variety of shrubs. Paths along both sides of the bungalow lead to the rear garden which again has been attractively landscaped and enjoys superb countryside and woodland views towards Dartmoor. The rear garden comprises a large, paved patio perfect for enjoying the sun or alfresco dining, lawned area, greenhouse, a well-stocked shrub border and further crazy paved area.

Directions:

From A38 Plymouth bound. Take the Ashburton exit and at the end of the slip road turn right onto B3352. Take the 3rd right into Balland Lane. Continue and turn left into Balland Park and follow to the end of the road and turn left into Roborough Lane. After 100m the property can be found on the right.



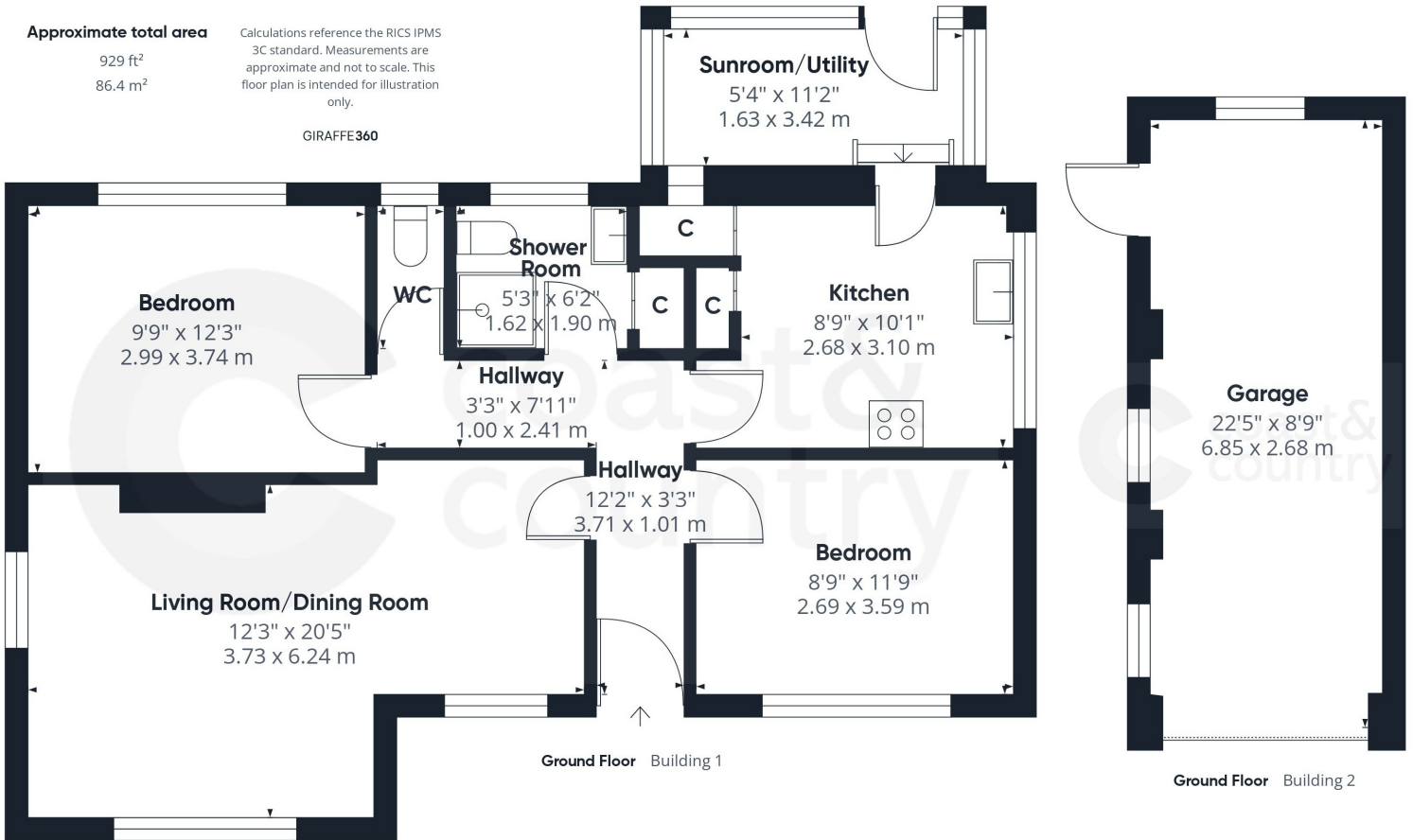
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Approximate total area

929 ft²
86.4 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Notes:

Council Tax: Currently Band D

Tenure: Freehold

Mains gas. Mains electricity. Mains water. Mains drainage.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

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. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.