



## Ashburton

3x  1x 

ENERGY  
RATING  
B85

- Virtual Tour Available
- Mid-Terraced House
- 3 Bedrooms
- Lounge/Diner & Sun Room

- Kitchen & Utility
- Off Road Parking
- Low Maintenance Gardens
- Convenient for A38

**Guide Price:**  
**£220,000**  
FREEHOLD



# 24 Beverley Gardens, Ashburton, Newton Abbot, TQ13 7BL

A mid terraced family home enjoying distant countryside views and situated in this desirable town. The accommodation is spacious and the property boasts gas central heating and double glazing, whilst outside there are easy to maintain front and rear gardens and off-road parking for two cars. The property will make an ideal first purchase, family home or investment for letting.

Beverley Gardens is situated within a particularly sought-after development in the ancient stannary town of Ashburton. 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 also approximately 7 miles from the market town of Newton Abbot and historic castle town of Totnes.

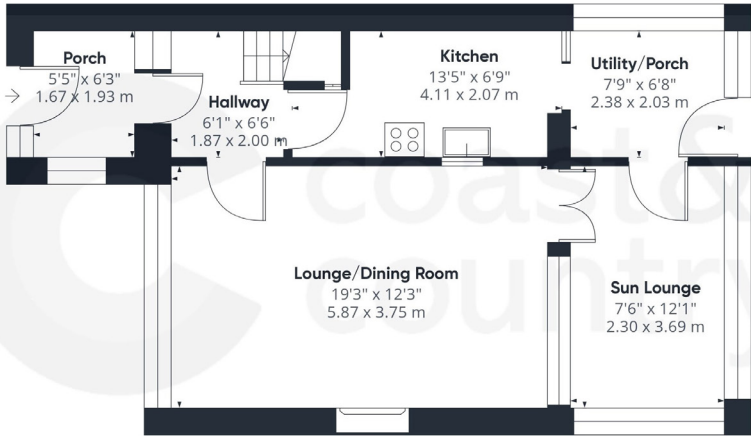
**Accommodation:** A uPVC part-glazed entrance door to the entrance porch with window to side and door to the hallway with stairs to first floor and multi glazed door to the lounge/dining room with window to front enjoying countryside views, tiled fireplace and glazed double doors and window to sun lounge with window to rear and part glazed door to utility/rear porch with door to outside and window. The kitchen is fitted with a range of white shaker style wall and base units with rolled edge work surfaces, splashback, inset single drainer sink unit, built-in double oven and hob, space for appliances and wall mounted gas boiler.

On the first floor, the landing has access to a loft. Bedroom one has a window to the front enjoying lovely countryside views, bedroom two has a window to rear and fitted wardrobe. Bedroom three has a window to the front enjoying countryside views with cabin bed and the shower room has a corner shower cubicle, low level WC, vanity wash basin, heated towel rail and obscure-glazed window.

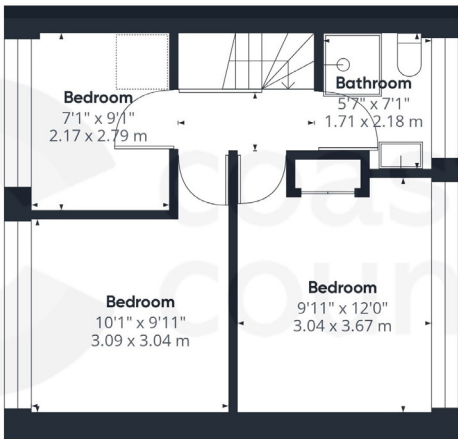
**Outside:** Outside to the front there is a gate and path leading to the front door with gravel and paved patio and the rear garden, for ease of maintenance, is paved and gravelled with timber shed and gate to rear service lane.

**Parking:** There are two off road parking spaces to the front.

**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. Take the 3rd left into Emmetts Park. Take the next right into Beverley Gardens.



Ground Floor



Floor 1

Approximate total area

943.01 ft<sup>2</sup>  
87.61 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes:

Council Tax: Currently Band B

Tenure: Freehold

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

This property has leased solar panels.

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.