



Ashburton Park, Ashburton

2x  2x 

ENERGY
RATING
N/R

- Video Walk-through Available
- Park Home
- Over 45s
- 2 Bedrooms (1 en-suite)
- Driveway Parking
- L-Shaped Lounge/Diner, Kitchen and Bathroom
- LPG Gas Central Heating and Double Glazing
- Close to Ashburton and Dartmoor National Park
- Popular Park Home Site
- Tucked Away Location

Guide Price:
£170,000
PARK HOME

Riverside Way, 3 Ashburton Park, Ashburton, TQ13 7FG - Draft



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A superbly-presented, recently improved and re-decorated residential park home located in a quiet and sought after tucked away location within a beautiful development in a rural setting on the edge of Ashburton and Dartmoor National Park. The property offers a wonderful light and airy space and boasts two double bedrooms - master en-suite - a spacious lounge with separate dining area and a kitchen and bathroom. Gas central heating and uPVC double glazing are installed and outside there are easy to maintain gardens, a paved balcony and driveway parking. Internal viewings are highly recommended to appreciate the wonderful location and accommodation on offer.

Ashburton Park is located on the rural fringes of the ancient stannary town of Ashburton which is around a twenty-minute walk away. The well-kept site is within the picturesque Dartmoor National Park and has a stream running through it. Ashburton 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.

The Accommodation:

An entrance door with side panels leads to the entrance hallway with storage cupboard and archway to a L-shape lounge/dining room which is dual-aspect with windows to front and side and opens to the dining area with French doors and side panels leading onto a paved balcony. The kitchen is fitted with a range of wall and base units with rolled edge work surfaces, tiled splashback, inset single drainer sink unit, built-in oven, hob and fridge/freezer with spaces for other appliances, cupboard housing wall-mounted gas boiler, window and door to side. Bedroom one has a window to side, walk in wardrobe and an en-suite shower room with shower cubicle, low level WC, pedestal wash basin and window to side. Bedroom two has a window to side and walk in wardrobe. The bathroom has a suite comprising corner panelled bath, low level WC, pedestal wash basin and window.

Outside:

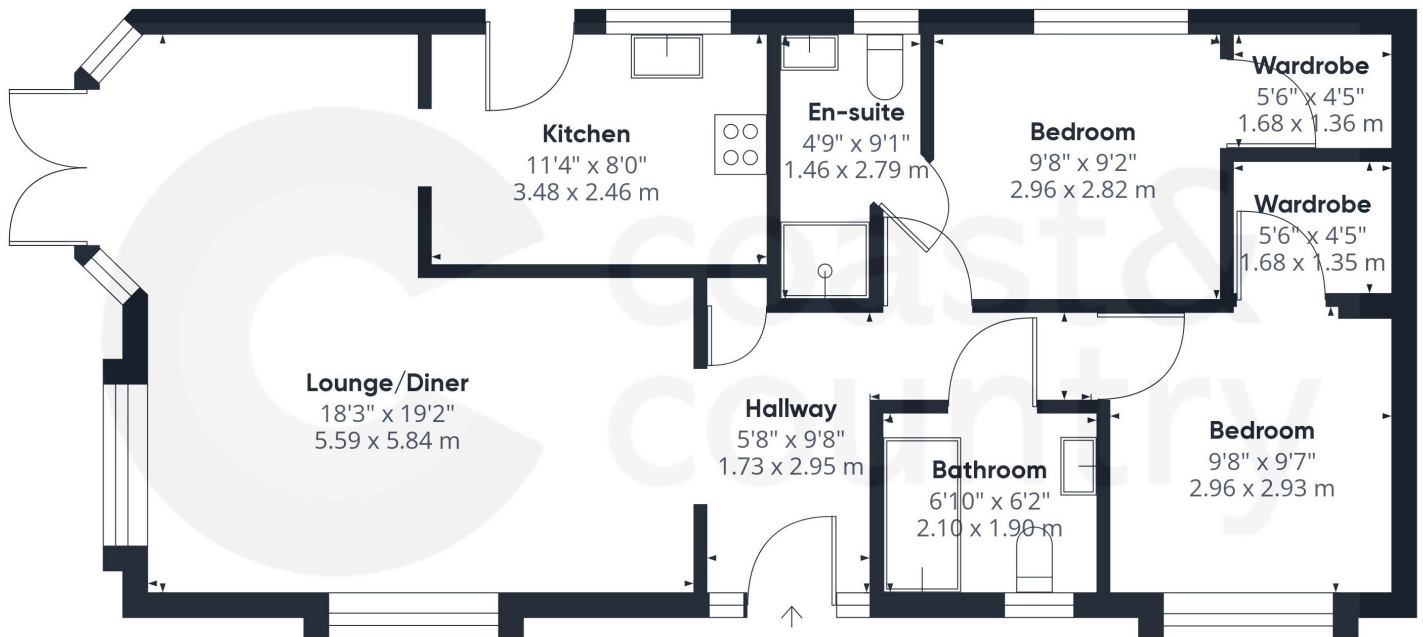
Outside to the front there is a brick paved driveway and lawned area along with a paved balcony.

Directions:

From Newton Abbot take the A38 Devon Expressway Plymouth bound. Take the first Ashburton turn off and follow the signs for the town centre. Follow the main street (East Street) and turn right opposite Lloyds Bank for Widecombe / Buckland. At the Victoria Inn continue straight ahead for Sigford and Waterleat. The development can be found on the left hand side.



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Approximate total area

780.18 ft²

72.48 m²

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Agents Notes:

Council Tax: Currently Band A

Tenure: Park Home

Pitch Fee: Currently £212.72 pcm

Review Period: Annually in April by CPI rate

Age Restriction: 45 years and above

Pets: The following combinations are permissible:

- one dog
- one cat
- two cats
- one cat and one dog

Dogs and cats must sleep inside the property – no kennels are to be erected on the pitch.

Animals permanently within a cage, aquarium or similar and which reside within the home at all times are permissible.

Cars: One car per park home.

Mains water. Mains electricity. Mains drainage. - TBC LPG central heating.

Floorplans - for illustrative purposes only.

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.