



Ashburton House



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Flat 6, 81 East Street, Ashburton, Devon, TQ13 7AL

Newton Abbot 7 miles, Totnes 8 miles, Exeter 20 miles

A spacious Grade II listed 3 bedroom maisonette in the highly popular village of Ashburton with a communal garden area.

- Very spacious period maisonette
- No onward chain
- Large sitting room
- Shared communal garden
- Share of Freehold - 23.64% share of costs
- Popular level location
- Spacious, well-equipped kitchen
- 3 Bedrooms
- Nearby bus stop
- Council Tax Band A

Offers In The Region Of £200,000

SITUATION

The property is situated within the former stannary town of Ashburton, voted as one of the UK's Top 200 best places to live by Muddy Stilettos. The town has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the town and there are mainline railway stations to London Paddington at Newton Abbot and Totnes. First class educational facilities can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

The original Victorian house, known as Ashburton House, was converted into six apartments between 2007 and 2009 and Flat 6 was purchased by the vendors after the conversion. Situated on the upper levels of this property, the spacious accommodation has recently been redecorated allowing the purchasers the option of putting in their own carpets to suit their styles and budget.



ACCOMMODATION

The communal front door of No 81, opens into the entrance hall with the original Victorian tiled floor remaining. There is a cupboard with electric supplies for each flat and the fire alarm board. The original turning staircase leads up to the second floor level providing access to upper apartments.

Apartment 6 has an entrance hall with doors to the kitchen/breakfast room with a lino floor, a range of base and eye-level kitchen units with a granite worktop with a built-in Zanussi electric oven and Zanussi 4-ring hob with extractor over, built-in washing machine, built-in Zanussi $\frac{3}{4}$ size dishwasher and an integrated fridge/freezer. The kitchen enjoys a view to the rear of the property overlooking the communal area of garden. There is a cupboard housing the Heatrae Sadia Electromax central heating boiler.

From the hall or the kitchen, there is a door through to the well-sized sitting room with original cupboards and a fireplace with a timber mantel and slate hearth. From the reception hall a door to bedroom 3, with a sash window to the front and door to an en-suite shower room with a fully tiled shower cubicle. A door provides access to the upper staircase where there is area for a small study area. On the third floor there is a bright landing, owing to the Velux window, with a family bathroom. There are two double bedrooms, both with exposed ceiling timbers.

COMMUNAL GARDEN

From the ground floor level of the entrance hall, a door provides access through a pathway with a small flight of steps leading up to a terraced area of level lawn with a patio area which is shared by a number of the apartments. Not all the apartments share this area as two of the apartments have their own private outdoor spaces.

TENURE

The freehold of the property is owned by the Ashburton House management company with each of the 6 flat owners becoming a shareholder/director of the company. The original leases are 999 years in length. There are no ground rents or service charges made. Flat 6 is responsible for 23.64% of any of the shared bills, such as the buildings insurance, fire alarm servicing and any common part charges.

SERVICES

Mains electricity, water and drainage. Electric boiler. Council Tax Band A.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk. Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ. Tel: 01626 832093. Email: hq@dartmoor-npa.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

Turn off the A38 signposted Ashburton B3352. Proceed along this road 0.5 miles where the property can be found on the right-hand side opposite to Hares Lane.



These particulars are a guide only and should not be relied upon for any purpose.

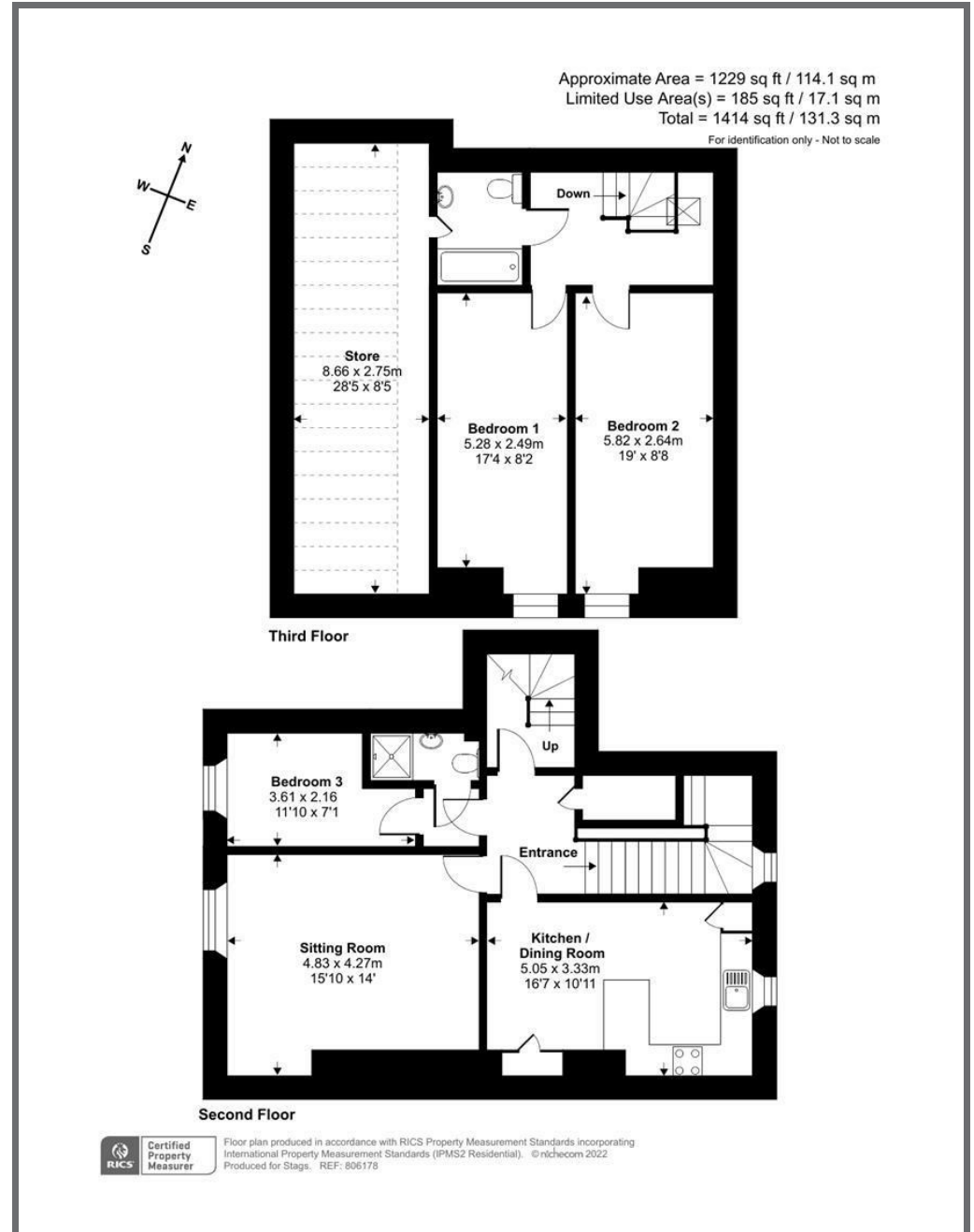


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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