



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

A characterful and spacious Grade II listed 3-bedroom maisonette set over two floors, offering period charm, generous accommodation and access to a shared garden in the heart of Ashburton. The property features a bright sitting room with a feature fireplace, a modern kitchen with granite worktops and integrated appliances, and three well-proportioned bedrooms, one with an en-suite. Ideally positioned for Dartmoor, Totnes and the A38, this home suits professionals or families looking for space and convenience in a vibrant community. Pets by negotiation. EPC D. Tenant fees apply.

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

- Grade II Listed 3 Bedroom Maisonette
- Popular Village of Ashburton
- Shared Communal Garden
- Initial 12 Month Tenancy
- Council Tax Band: A
- Deposit: £1,500.00
- Pets by Negotiation (Terms Apply)
- Tenant Fees Apply

**£1,300 Per Calendar Month**

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## SITUATION

The property is located on the edge of Ashburton, a historic Stannary town known for its independent shops, cafes and strong sense of community. The position offers immediate access to Dartmoor National Park, while remaining moments from the A38 Devon Expressway with its connections to the main cities of Plymouth and Exeter and the M5 motorway network beyond. The closest mainline railway station is Totnes which has direct links to London Paddington, reachable in well under 3 hours.

## ACCOMMODATION

The communal front door of No. 81 opens into an entrance hall where the original Victorian tiled floor remains. An original turning staircase rises to the second floor, providing access to the upper apartments.

Apartment 6 features its own entrance hall, with doors leading to the kitchen/breakfast room. The fitted kitchen has a selection of wall and floor cupboards with a granite work surface. Integrated appliances include a Zanussi electric oven, Zanussi four-ring hob with extractor above, built-in washing machine, Zanussi three-quarter-size dishwasher and an integrated fridge/freezer. The kitchen overlooks the rear of the property and the communal garden. A cupboard houses the Heatrae Sadia Electromax central heating boiler.

From either the hall or kitchen, a door opens into a good-sized sitting room, which features original cupboards and a fireplace with a timber mantel and slate hearth. From the reception hall, a door leads to bedroom 3, which has a sash window to the front and an en-suite shower room with a fully tiled shower cubicle.

A further door provides access to the upper staircase, where there is space for a small study area. On the third floor, the landing gives access to the family bathroom and two double bedrooms, both featuring exposed ceiling timbers.

## OUTSIDE

From the ground-floor entrance hall, a door opens to a pathway with a short flight of steps leading up to a terraced lawn. This level garden area features a communal patio, shared by several of the apartments.

## 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.

## AGENT NOTE

The living room and bedroom photos are AI-staged images intended to show potential use of the space and may not reflect current furnishings.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current Potential
(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	