



MODERN MOVE

ESTATE AGENTS

SOUTH HAMS & SOUTH DARTMOOR



54 Westabrook
Ashburton
TQ13 7QT

Price £265,000

- 3 Bedrooms
- Large garden
- Requires modernisation
- Potential to extend (STPP)
- On road unrestricted parking
- Occupancy restriction applies
- EPC tbc
- Council tax band C

45 Fore Street, Buckfastleigh, Devon, TQ11 0AA

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Ashburton sits on the edge of the stunning Dartmoor National Park and a short distance from the River Dart, making it a hot spot for outdoor activities including hiking, kayaking, climbing and riding. It is also located conveniently just off the A38 Devon Expressway, providing a direct link to the cities of Plymouth and Exeter as well as the M5, so is a perfect location for commuters.

The bustling market town of Newton Abbot is approximately 8 miles from Ashburton, and has a wide range of high street shops, several supermarkets, leisure facilities, hospital, and A&E department, as well as a mainline railway station reaching London Paddington in around 2.5 hours.

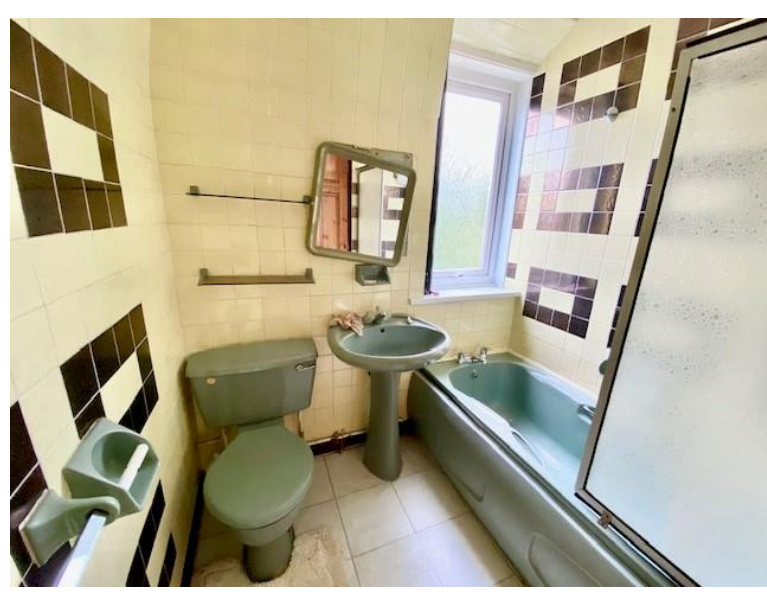
This large family home sits in the popular area of Westabrook. The property offers 3 good size bedrooms, a large garden and on road unrestricted parking. The property requires modernisation and has the possibility of extension (STPP). Although as it currently stands still offers plenty of space for a growing family. It comes complete with gas central heating and uPVC double glazing; it really must be seen for its potential to be fully appreciated.

On entering there is a large hallway perfect for storing shoes and coats. The living room sits to your right and offers lots of natural light from the large picture window to the front. It has plenty of space for living room furniture and there is also gas fire perfect for the winter evenings.

The kitchen/diner sits at the back of the property. There is a mixture of both base and wall mounted units along with space for a cooker, there is also plenty of space for a 6–8-seater dining table as well as additional furniture. In addition to the kitchen there is a sperate utility area which has plumbing and electricity for white goods, along with a separate W/C.

On the first floor are 3 good size bedrooms and the family bathroom. The master bedroom sits at the rear of the property and enjoys views out over the rear garden. This room can easily accommodate a king size bed and comes complete with built-in wardrobe space. The other double has built in wardrobe's and enjoys views across to the surrounding countryside. The third bed rooms is a good size single with built in storage and a large picture window.





The family bathroom has a coloured suite with shower over the bath.

Outside there is a large garden to the front with a smaller private garden at the back both gardens are lawned with borders and shrubs.

The property is a blank canvass and must be seen to be fully appreciated. It is perfect for someone looking for a refurbishment project and would also suit a growing family.

Occupancy Restriction

This property is subject to the three-year Devon occupancy restriction. This means that you have to have lived or worked in Devon for the last 3 years to be able to purchase this property. Or seven out of the last twenty years (non-consecutive) in the Teignbridge area.

Tenure	Freehold
Services	Mains gas, electricity, mains water and drainage
Could Tax Band	C
Local Authority	Teignbridge District Council

FLOORPLAN & EPC



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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