



**Robert
Williams**

SALES | LETTINGS | AUCTIONS

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Guide Price

£440,000

Freehold

Ashwater

Beaworthy

Devon

EX21 5EZ

Ashwater, Beaworthy

A detached 4 bedroom house in need of some refurbishment situated within the lovely rural village of Ashwater, with stunning views a good sized garden, solar panels, and offroad parking.

NO ONWARD CHAIN.

The situation...

Ashwater is a small, charming village in North West Devon centred around a traditional, picturesque green. Set amongst the rolling Devon countryside, it has maintained the true rural feel with its village shop/post office, pub/restaurant, parish church, and a modern, popular village hall all within walking distance of the property. Approximately 5 miles away is Roadford Lake with its excellent walking, fishing, and water sports facilities.

The nearest towns are Holsworthy and Launceton, both under 10 miles away, providing a range of shopping, educational, and recreational facilities.



Key Points

Local Authority: Torridge Council 01237 428700

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains water, septic tank drainage, and mains electric

EPC Rating: E

- 4 BEDROOMS
- 3 RECEPTION ROOMS
- STUNNING SCENIC VIEWS
- OFF-ROAD PARKING
- SOLAR PV INSTALLATION – PROVIDES ANNUAL INCOME STREAM
- GARAGE
- GOOD SIZED GARDEN
- NO ONWARD CHAIN

The Property...

This impressive 4 bedroom detached house with extensive wrap around garden provides a fantastic amount of living space with enviable views in all directions.

On entering the property is a small entranceway, with doors through to the hallway and study, and a downstairs WC. Behind the study is the main family living room, with an impressive large window overlooking the rolling hills, and a wood burner in a stone fireplace. Also on the ground floor are the kitchen and dining room joined together by a serving hatch. The kitchen has ample worktop space and room for oven and standing fridge/freezer. There is wooden flooring throughout, with the exclusion of the kitchen being linoleum.

On the first floor are the four bedrooms, all of a good size and the bathroom which is fitted with separate bath and shower, WC, and sink. The flooring is carpeted throughout, with the exclusion of the bathroom being linoleum.

There is a large garden which wraps around the property, giving ample lawn space and sunlight all through the day, as well as an impressive greenhouse and many fruit bushes already well established, perfect for someone looking to grow their own produce. The property has double glazing on all windows, and oil fired central heating. Solar panels (3.51 kw Installation) were fitted at the property in 2012, and the FIT is payable for 25 years from installation providing a valuable asset to the property and a more environmental way to power the home. We understand that historically this has provided an income stream of over £600 per annum on top of free electricity for everyday usage.



Time to find out more...

Call: 01392 204800

Web: www.robertwilliams.co.uk

Visit: 2 Southernhay West, Exeter, EX1 2RR

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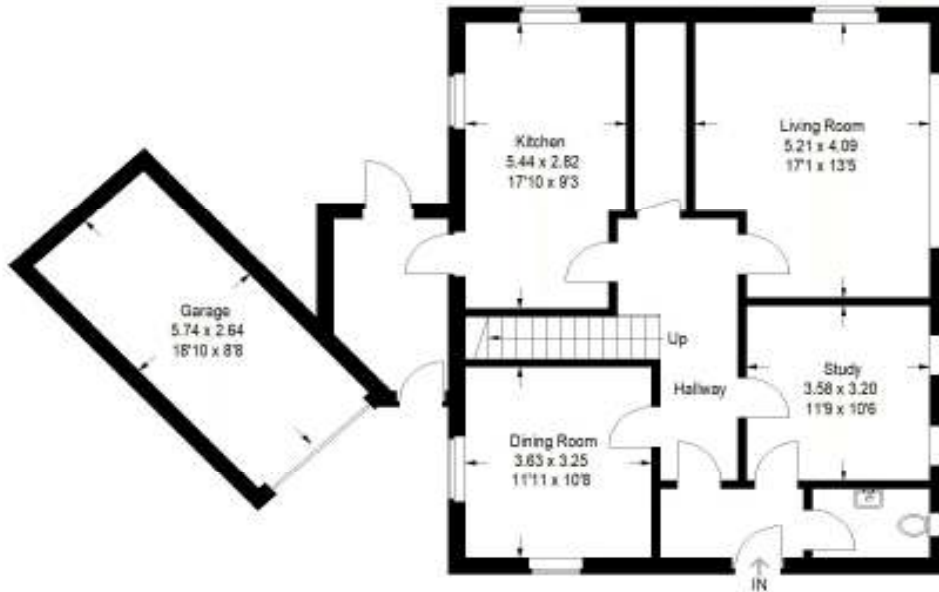


80 agents in the South West

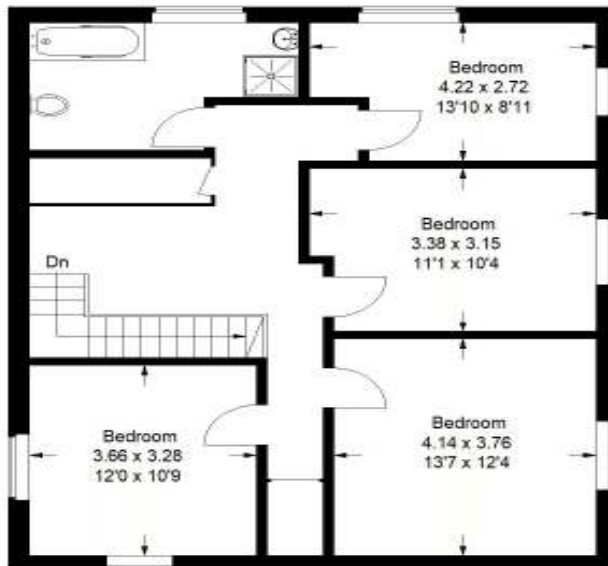


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Ground Floor



First Floor



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

