



The Accommodation

- 📌 6 Bedrooms
- 📌 Ground Floor Bedroom 6 with En-Suite
- 📌 En-Suite Shower Room & Dressing Room to Master Bedroom
- 📌 Family Bathroom & WC
- 📌 Large Living Room
- 📌 Dining/Family Room
- 📌 Kitchen
- 📌 Utility Room
- 📌 Downstairs W.C.
- 📌 Large Garden
- 📌 Parking
- 📌 Potential for Self-Contained Annexe
- 📌 Solar Panels

Our View “This is a large family home within the catchment area of South Dartmoor Community College”



Brief Description

A very large, individual, detached house in popular Beverley Gardens with 6 bedrooms including a self-contained annexe.

85 Beverley Gardens was built separately from the rest of the development and much later. A substantial, detached family home it has been extended by the present owners who have lived here for many years and designed the property so that an elderly relative or lodger can live almost self-contained within the house. The ground floor features a large, triple aspect living room which is bright and airy. At the far side of the conventional hall is a well proportioned dining or family room. The kitchen is off the rear of the hall and features a good range of units and fitments and pleasant aspect over the back garden. Leading from the kitchen is a cloakroom and large utility room. Off this is a further room with en suite shower room and w.c. and independent access. This could be a self-contained annexe with the utility room used as a kitchen. 85 Beverley Gardens is a very flexible property. Upstairs, this house has a long landing off which all of the rooms lead. The big master bedroom has a particularly large en suite bathroom and a walk-in wardrobe/dressing room. The remaining bedrooms are all well proportioned, the smallest one ideal for use as a study and there is a family bathroom.

Outside is a delightful garden, again large with a good, level area featuring decked area and pleasant views over Beverley Gardens to the countryside beyond.



The back of the garden is a wildlife haven with a variety of shrubs and mature trees. There is parking for a number of cars and room for the erection of a garage, subject to planning consent.

SERVICES: All main services are available and were connected at the time of inspection.

Solar Panelling on the roof of the house generates electricity which our clients have advised us brings in an income of approximately £600 p.a.

Historically, part of the land is not mentioned on the title and our clients are in the process of having this registered

LOCAL PLANNING AUTHORITY: Dartmoor National Park, Parke, Bovey Tracey. Tel: 01626 832093.

DIRECTIONS: From the Linhay access on the A.38 signposted Ashburton, follow Ashburton. Take the second turning right into Balland Lane, second left into Emmetts Park and first right into Beverley Gardens. Take the next left and continue along Beverley Gardens and number 85 can be found ahead of you, before the next bend.



Energy Efficiency Rating

Very energy efficient • lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient • higher running costs

Current	Potential
72	79

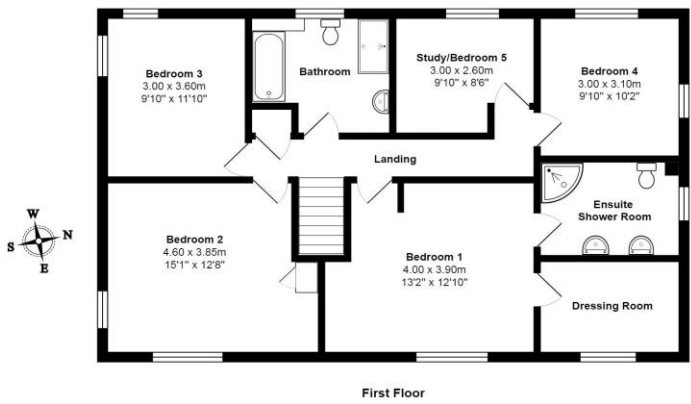
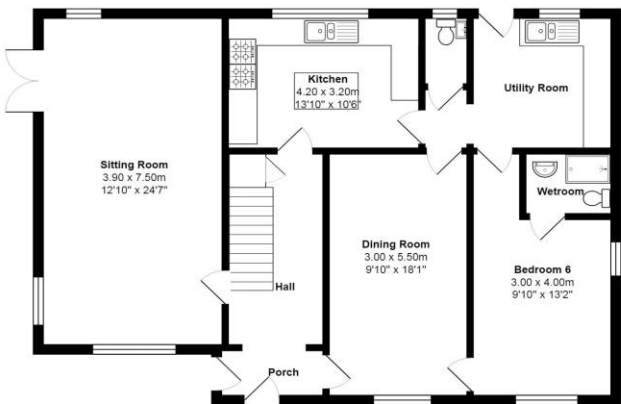
The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



85 Beverley Gardens, Ashburton
Total Area: 197.8 m² ... 2129 ft²



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

