



34 Emmetts Park



A38: 0.3 miles, Exeter: 20.9 miles,
Plymouth: 25.3 miles.

A well-presented detached family home in a popular cul-de-sac location within walking distance of Ashburton town centre.

- Close to an excellent range of amenities
- Versatile reception spaces
- Good sized private garden
- 1,159 sqft of accommodation
- Four bedrooms
- Parking and garage
- Good access to the A38
- Freehold
- Council tax band: E

Guide Price £475,000



SITUATION

Positioned in a quiet residential area on the north-eastern edge of Ashburton, 34 Emmetts Park enjoys a balance of town living with convenient access to Dartmoor National Park.

The former stannary town of Ashburton was named among the UK's top 200 places to live by Muddy Stilletoes. The town offers a lively range of shopping facilities, including independent shops selling vintage goods and antiques, a family-run ironmonger's, delicatessen, artisan bakery, fish deli and the renowned Ashburton Cookery School. The A38 dual carriageway, linking Exeter and Plymouth with the M5 motorway, is within easy reach, whilst mainline railway stations at Newton Abbot and Totnes provide services to London Paddington. A range of primary and secondary education, both state and independent, is available nearby. Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are also within easy reach.

DESCRIPTION

34 Emmetts Park is an attractive four-bedroom detached family home, extending to approximately 1,159 sq ft, situated within a popular residential area of Ashburton, less than a mile from the historic town centre.

The property offers well-proportioned accommodation suited to family living, conveniently positioned for the town's amenities and surrounding countryside.

ACCOMMODATION

The property is arranged over two floors, offering well-proportioned accommodation suited to family living. The reception hall provides a welcoming entrance, with natural light, built-in storage and access to the integral garage.

The kitchen has been recently updated and finished to a high standard, with fitted units, a breakfast bar and space for a cooker and

other appliances. There is access to the rear garden, whilst the adjoining dining room benefits from French doors opening onto the garden and patio. The living room is generously proportioned, with a feature gas fireplace and windows overlooking the front of the property.

On the first floor, there are four bedrooms, including a principal bedroom with an en-suite shower room. The family bathroom comprises a bath with an overhead shower and offers scope for updating. An airing cupboard and separate linen store provide additional storage.

OUTSIDE

The property is approached via a tarmac driveway providing ample parking and leading to the integral garage. The front garden is mainly laid to lawn, bordered by mature trees and shrubs. A pedestrian gate provides access to the rear garden.

The rear garden is of a good size, offering space for outdoor dining and entertaining. It is enclosed by established conifer hedging, providing a good degree of privacy, with a range of established trees adding further interest.

SERVICES

All mains services are connected. The property benefits from gas-fired central heating.

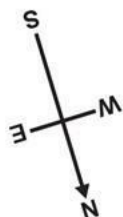
LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101

DIRECTIONS

From Ashburton town centre, follow East Street for approximately 0.5 miles and then turn left onto Balland Lane. Take the second left into Emmetts Park, then take the first left. The property will be found on the right hand side and will be identified by the Stags For Sale board.



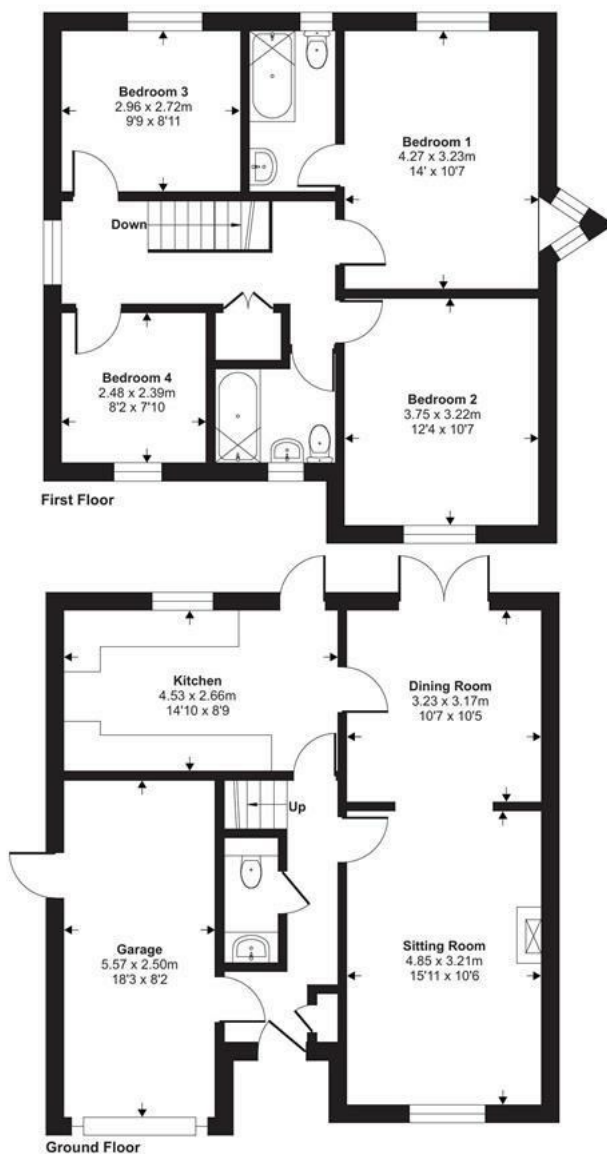


Approximate Area = 1159 sq ft / 107.6 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1309 sq ft / 121.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1530121

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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