



A5 Waterleat Walk,
Ashburton Park

Welcome...



The home is arranged with a practical layout suited to single occupancy or couples, with comfortable living space, a fitted kitchen, bedroom and bathroom. The accommodation is simple and manageable, while still giving a buyer the chance to make it their own over time.

Outside is where the current owners have invested much of their care and attention. The garden has been thoughtfully arranged to create a useful and enjoyable outdoor space, with areas for sitting out, planting and making the most of the outlook. For buyers who value outside space without wanting a large high-maintenance plot, it offers a real point of difference.

Available to buyers aged 45 and over, the property offers a manageable home in an established park setting, with private parking and a garden that has clearly been an important part of the current owners' enjoyment of the property.



Welcome

The front entrance features a few steps that lead directly into the hallway. From this point, doors open into each individual room, creating a welcoming flow throughout the home.

Open Plan Kitchen/Diner/Lounge 9' 5" x 7' 4" (2.87m x 2.24m) - The kitchen area has sleek high-gloss wall and floor units complemented by stylish laminate work surfaces. It is equipped with a built-in four-ring gas hob and an electric oven underneath, along with convenient space and plumbing for undercounter appliances. Large windows at both the front and rear flood the area with natural light while providing stunning views of the gardens and the countryside beyond. A discreetly installed wall-mounted "Alpha" combination boiler ensures both comfort and efficiency.



Lounge/diner area 10' 01" x 9' 05" (3.07m x 2.87m) - the space has dual aspect windows and patio doors leading to outside, creating a bright and inviting atmosphere ideal for relaxation and entertaining. French doors open onto the patio, offering further views of the garden and countryside.





Bedroom 9' 05" x 8' 02" (2.87m x 2.49m) - situated to the rear of the property, this room offers a view of the garden patio and the surrounding countryside, creating a peaceful retreat for relaxation. Additionally, it features a built-in wardrobe to meet all your storage requirements.

Bathroom 6' 09" x 4' 10" (2.06m x 1.47m) - offers a stylish panelled bath equipped with a shower and an elegant glazed screen. It comprises a low-level WC, a modern vanity unit with a wash hand basin, and a mirror positioned above. The partially tiled walls finish the space well, whilst a window to the rear invites natural light into the space.





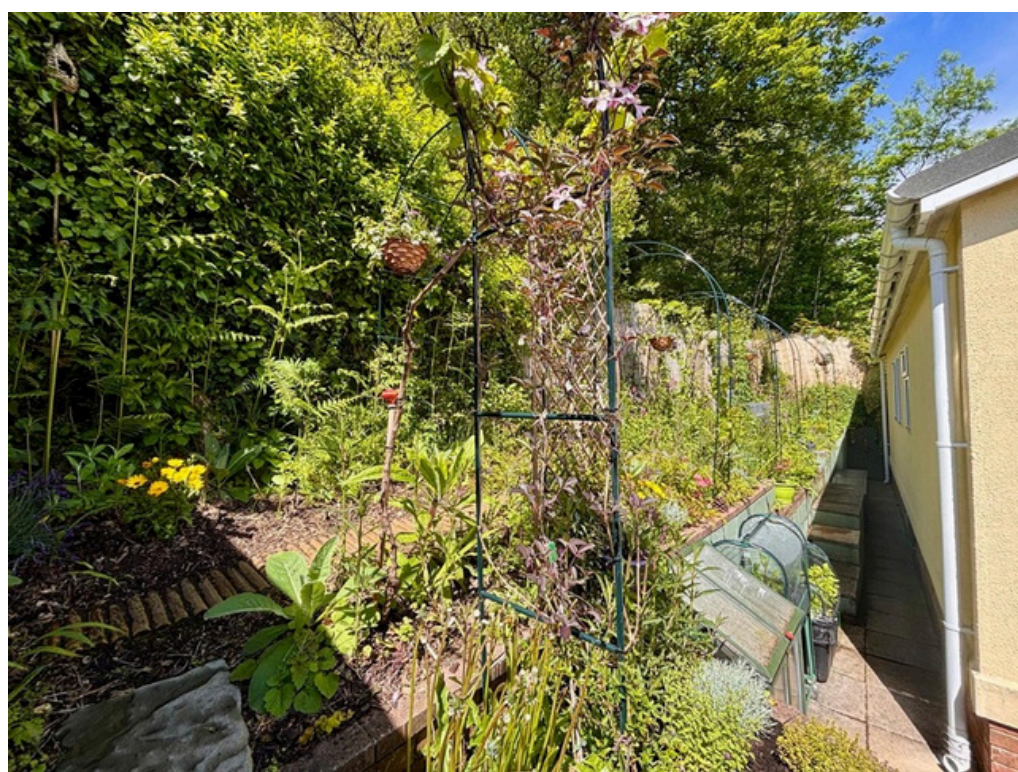


Outside

A welcoming gated entrance with trellis archway opens into a beautifully designed garden with a woodland feel. Thoughtfully planted shrubs and greenery create a private and peaceful setting, while paved and gravelled areas offer attractive and functional outdoor spaces. Vibrant borders and natural screening frame the garden, enhancing its charm and seclusion. The setting is further enriched by the presence of local wildlife, with owls from the nearby Barn Owl Trust often heard nearby.

A charming paved patio beckons you through French doors, presenting a perfect retreat to relax amidst the greenery. The garden's terraced levels, supported by robust retaining walls and dense plantings, amplify the sense of seclusion.

A pathway gracefully meanders through cottage-style borders and climbing plants. Arched trellis structures introduce vertical charm and character, transforming this space into a peaceful outdoor haven filled with hidden leafy delights, perfect for embracing a tranquil lifestyle.



Site notes and Property Information

SERVICES

Gas: Bottled gas

Electricity: Mains electric, individually metered (checked by site manager)

Water: Shared system of water used (checked by site manager)

Ground Rent: £186.77 PER MONTH from April 2026 (increased every April)

Council Band: A

EPC: Exempt

Age restriction: 45 years and over

We recommend you visit the government website, link below for detailed information about buying a park home. <https://www.gov.uk/park-mobile-homes> We are advised by the Park Manager of Ashburton Park that there is a 10% commission on any property sold within the park. Please contact us if you have any queries in this regard.

Key Facts for Buyers

TENURE - Freehold.

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652
Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance



Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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About... Ashburton



Ashburton is one of Dartmoor National Park's true gems – a thriving, character-filled town surrounded by breath-taking countryside yet perfectly placed for modern living. Its vibrant high street is lined with independent shops and artisan businesses, from vintage treasures and antique finds to a family-run ironmonger's, delicatessen, artisan bakery, and specialist fish deli. Food lovers will also know Ashburton as the home of the renowned Ashburton Cookery School, drawing aspiring chefs from across the country.

The town offers excellent everyday amenities, including a primary school and South Dartmoor Community College, while the open moor is less than 10 minutes away – inviting endless opportunities for walking, riding, fishing, and exploring. Golf enthusiasts will appreciate the nearby Stover Golf Club, set in beautiful parkland.

Despite its scenic location, Ashburton enjoys superb connectivity. The market town of Newton Abbot is just 7½ miles away, with a mainline train station linking directly to London, and easy access to the A38 and M5. The stunning South Devon coast can be reached in around 40 minutes, while Exeter and Exeter Airport are within 30 miles, and Plymouth just 40 minutes by road. Totnes also offers regular bus services and a mainline rail connection from London to Penzance.

Whether you're seeking outdoor adventure, artisan shopping, top-rated schooling, or a warm, welcoming community, Ashburton offers it all – right on your doorstep.

A5 WATERLEAT PARK

ASHBURTON • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

