



Ashmede, Coldridge, EX17 6AX

Guide Price £375,000

**HELMORES**  
SINCE 1699



# Ashmede

Coldridge, Crediton

- Detached bungalow in a peaceful village cul-de-sac
- Garden backs onto fields with lovely views
- Spacious accommodation of 137sqm / 1,474sqft
- Three double bedrooms with wardrobes & a study
- Huge lounge diner, kitchen breakfast room & utility
- Level gardens to front, rear & side
- Integral garage & driveway for 3-4 cars
- Being sold with no onward chain

Nestled in a tranquil village cul-de-sac, Ashmede offers the perfect retreat for those seeking comfort and serenity. This delightful detached bungalow boasts spacious accommodation, totalling an impressive 137sqm/1,474sqft, ensuring ample space for all your needs.



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Step into the welcoming interior and discover three double bedrooms, each featuring built-in wardrobes, providing a handy storage solution. Additionally, a study to the rear of the garage offers the perfect space for a home office or creative corner.

The heart of the home is the expansive lounge diner with large patio doors to the rear garden, where you can peruse the rural backdrop, relax and entertain to your heart's content. The kitchen breakfast room is a good size too, while the utility room provides convenience and practicality. There is also a family bathroom with separate shower & an additional WC next to the study.

Benefit from the advantages of solar PV panels (owned), oil-fired central heating, and uPVC double glazing, ensuring energy efficiency and a comfortable living environment throughout the year. Solar water heating tubes are in place, but currently disconnected, as we believe the pump needs fixing/replacing. There is a large loft space offering great storage and potential to extend the living accommodation, subject to the necessary permissions.



The property's true highlight is its gardens. The rear garden (22m x 9m) which backs onto fields, offers those lovely far-reaching views and a sense of tranquillity from the lawn, patio with an orchard area to the other end. The gardens extend to the front and side too providing ample space for gardening and include a greenhouse, shed & raised flower/veg bed, allowing you to embrace the beauty of nature right at your doorstep.



Parking will never be an issue, as Ashmede features an integral garage and a driveway with space for 3-4 cars, ensuring convenience for both residents and visitors.

This property is being sold with no onward chain, making it an attractive option for those looking for a hassle-free move to their dream semi-rural location.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,249pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

COLDRIDGE is a secluded, undisturbed village not far to the north of Dartmoor National Park. Until the early 1900s it was known as 'Coleridge' – it is thought to mean the "ridge where charcoal is made", a sound conclusion, and once where there were wooded hills, now lie green pastures. It rests along the epic 'Two Moors Way', a trail that runs from Devon's South to North Coast – more than an idle wander. For access to a comprehensive choice of facilities the town of Crediton is 9 miles away, a short trip. The nearest train station is Morchard Road, 4 miles away – this sits along the Tarka Line that twists through some of the most scenic parts of Devon, through open country and hidden gorges from the City of Exeter all the way to Barnstaple.

DIRECTIONS: For Sat-Nav use EX17 4AX, take the 'no through road' just to the north of the village green, follow it up & around to your right & Ashmede is the 2nd bungalow along the cul-de-sac.

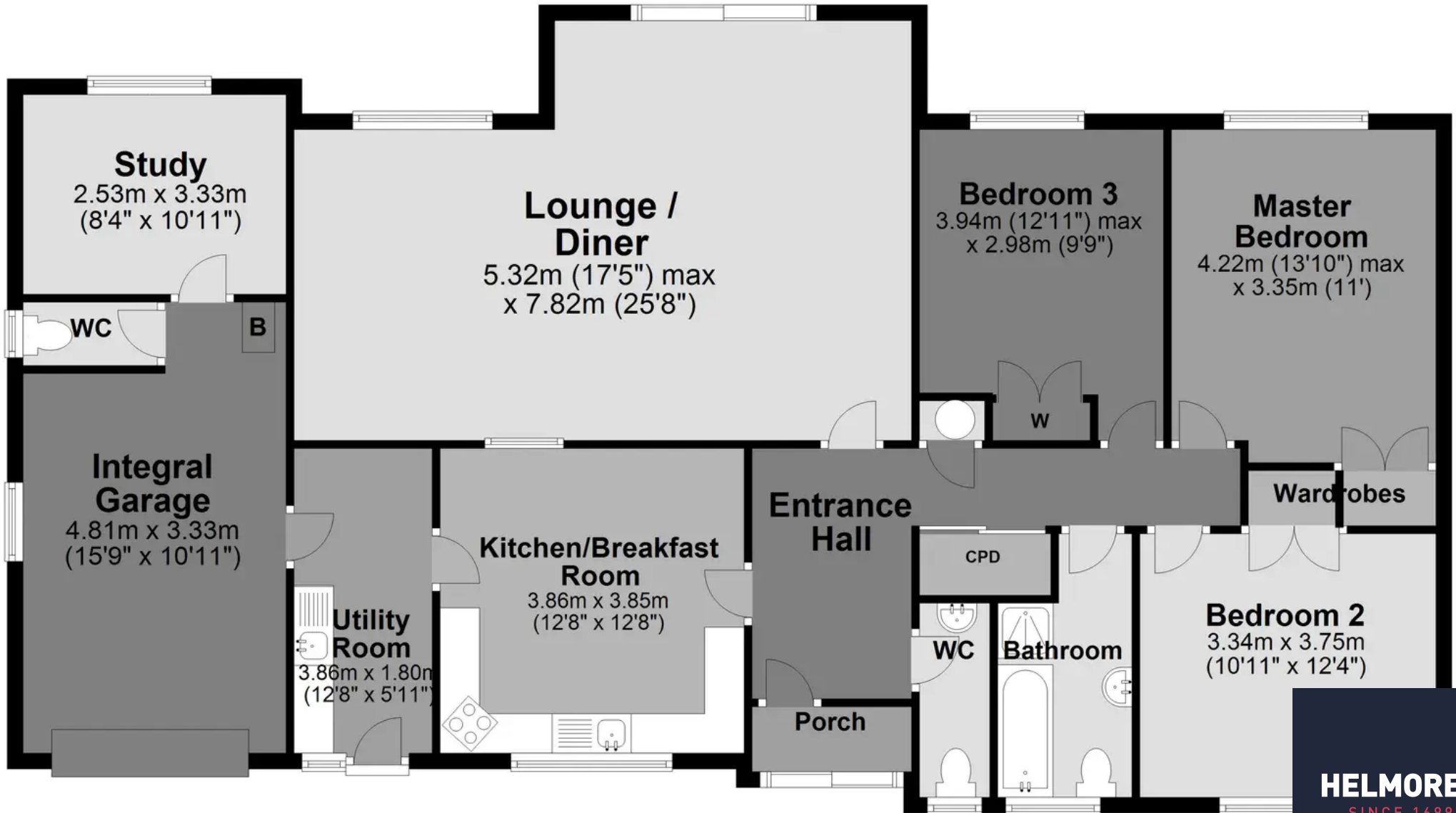
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## Ground Floor

Approx. 137.0 sq. metres (1474.3 sq. feet)



Total area: approx. 137.0 sq. metres (1474.3 sq. feet)

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## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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