



## 7 ABBEY GRANGE CLOSE, BUCKFAST,

**A four bedroom detached house in a quite tucked away development in the popular area of Buckfast. The property boasts a generous and attractive garden, double garage that provides a workshop and storage, 3 Reception Rooms and off street parking for a number of vehicles.**



**THE DARTMOOR OFFICE 01364 652304**

## 7 ABBEY GRANGE CLOSE, BUCKFAST, TQ11 0EU

**\*FOUR BEDROOMS \*DOUBLE GARAGE/WORKSHOP & STUDIO \* ATTRACTIVE GARDEN \* QUIET LOCATION \*  
THREE RECEPTION SPACES \*LIGHT AND SPACIOUS ACCOMODATION \* WORK FROM HOME \* EPC C \***

### DESCRIPTION

Abbey Grange Close is a small and well laid out development of executive homes in the popular area of Buckfast.

7 Abbey Grange Close is a **DETACHED, FOUR BEDROOM** house with an attractive and **GENEROUS GARDEN**. The property also has a detached garage that has been divided to provide a **WORKSHOP/STUDIO** that is open to the garden with patio doors.

The Garden is laid out to two areas with patio/seating areas, lawn and mature beds populated with a variety of plants including a number of roses. There is off road parking for 2-4 cars. The accommodation is laid out to provide 3 reception rooms as well as the kitchen which has room for a small table and chairs. On the first floor there are 4 bedrooms including one en-suite and a family bathroom.

### ACCOMMODATION

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

### APPROACH

The property is approached across a path through the front garden which is laid mainly to lawn with mature shrubs and borders including many exquisite roses.

### PORCH

The open porch has a slate roof and part glazed PVCu door into the:

### ENTRANCE HALL

With doors to principal rooms. Wood effect flooring.

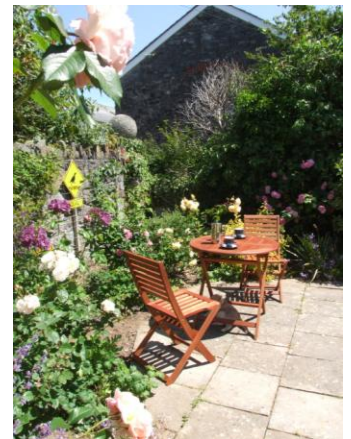
### KITCHEN 8' 10" x 16' (2.69m x 4.88m)

With linoleum slate effect floor. Range of floor and wall mounted units including larger cupboards and attractive glazed display cupboards with a marble effect roll edge work surface over, incorporating a chrome one and a half bowl sink unit with mixer tap over. Neff gas ring hob with extractor over and double oven and grill. Large window to the front elevation as well as a double glazed door and window to the side storage area and garden. Space and plumbing for washing machine. Space for dining table and fridge freezer.



### SITTING ROOM 13' 04" x 15' 07" (4.06m x 4.75m)

A light room with window and patio doors opening into the garden as well as high level distorted windows to the side. Fitted with a feature woodburning stove on a slate hearth and with a tiled feature wall behind. Carpeted. Open archway into the:



### DINING ROOM 10' x 8' 04" (3.05m x 2.54m)

Large double glazed window overlooking the garden.



**STUDY** 7' 05" x 10' 05" (2.26m x 3.18m) maximum including storage cupboard. Window to front elevation. Door to sizeable understairs storage with restricted head height.

**DOWNSTAIRS WC** 3' x 3' 11" (0.91m x 1.19m)

With privacy glazed window to the front elevation. Wall mounted basin. Close coupled WC. Wood effect flooring.

From the hallway, stairs rise to the:

### FIRST FLOOR

A light and spacious landing with door to airing cupboard and the principle rooms.

**MASTER BEDROOM** 11' 09" x 9' 11" (3.58m x 3.02m)

Fitted with large wardrobes with sliding mirrored doors. Carpeted. Large double glazed window overlooking the garden. Door to:



### EXTERNALLY

The property has a double garage with generous parking for 4+ vehicles.

The double garage is divided to provide a GARAGE (9' x 17'05") currently used as a workshop with up and over door and electricity. The second side has been utilised to create a STORE at the front of the garage (8'09" x 4'06") with a WORKSHOP/STUDIO (12'09" x 8'09") behind, with double patio doors into the garden. Large windows.

The rear garden can be accessed through the patio doors from the house but also via the gates from the front of the property and the side. Immediately from the rear of the house is a large patio area which extends through the front part of the rear garden providing space for table and chairs, whilst being surrounded by mature beds with a number of roses.

**ENSUITE BATHROOM** 5' 04" x 9' 08" (1.63m x 2.95m)

Fitted with a range of wall and floor mounted units with a marble effect worktop with sink inset. Close coupled WC. Shower with Triton Power Shower.

**BEDROOM** 9' 09" x 9' 11" (2.97m x 3.02m)

Large double glazed window. Fitted wardrobes with sliding mirrored doors.

**BEDROOM** 11' 04" x 8' 05" (3.45m x 2.57m)

A light dual aspect room with windows both to the front and side of the property.

**FAMILY BATHROOM** 6' 08" x 7' 01" (2.03m x 2.16m)

Fitted with a three piece suite with shower over. Tiled walls. Carpeted.

**BEDROOM** 8' 07" x 7' 07" (2.62m x 2.31m)

A single bedroom currently laid out as an office with windows to front elevation.



A path leads from the patio through a Rose archway and into the lawned rear garden with borders of roses and other mature shrubs and to a further patio seating area at the far end of the garden. There is also a wooden storage shed and small vegetable patch behind the garage.

At the side of the property, there is a useful storage area and bin store.

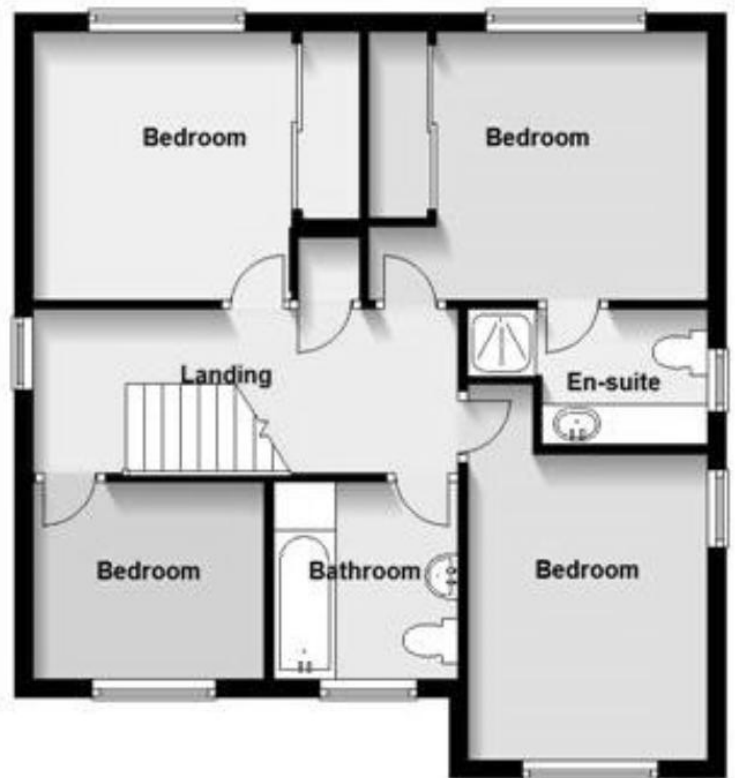
### SERVICES

Mains water and electric. Mains drainage.

### VIEWINGS

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We advise you to check availability and make an appointment to view before travelling to see the property.

**DETAILS PREPARED SEPTEMBER 2015**



**The Consumer Protection Regulations** : For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Sawdye & Harris** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property. **Floor Plans** are for identification and illustrative purposes only and are not to scale.

