



Buckfastleigh

4x  2x 

ENERGY RATING C72

- Video Walk-through Available
- Detached Family Home
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Kitchen & Utility Room
- Family Bathroom & Additional WC
- Gas Central Heating & Double Glazing
- Enclosed Rear Garden
- Driveway & Garage
- Popular Town Close to Dartmoor National Park

Guide Price:
£525,000
FREEHOLD

Enborne, 13a Dart Bridge Road, Buckfastleigh, TQ11 0DY - Draft



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

Enborne, 13a Dart Bridge Road, Buckfastleigh, TQ11 0DY

A superb detached family home situated in the highly sought-after town of Buckfastleigh on the fringes of Dartmoor. The spacious and superbly presented accommodation boasts lovely countryside views to the front and backs onto an orchard. The property has four bedrooms, the master boasting an en-suite shower room. There is also a large lounge and separate dining room in addition to a modern fitted kitchen and utility room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens, an integral garage and driveway parking. Viewings come highly recommended to appreciate the location and accommodation on offer.

The nearby town of Buckfastleigh offers a good range of shops and facilities including public houses, a church, supermarket and school. The spectacular landscape of Dartmoor is just a few minutes' car journey away. The historic town of Totnes is approximately 6 miles away and Ashburton just 3 miles. Access onto the A38 is close by making this an ideal position for commuters linking the Cathedral City of Exeter and the coastal city of Plymouth. There are international airports at both Exeter and Bristol and also mainline rail services to London and nationwide from both Totnes and Newton Abbot.

The Accommodation: A composite part obscure double-glazed entrance door leads to the entrance hallway with stairs to first floor and large cupboard under, uPVC obscure double-glazed window and door to the lounge with walk-in double-glazed bay window enjoying superb countryside views to the front, feature fireplace with cast iron insert, tiled hearth and wooden surround, further uPVC double-glazed window to side and wall lights. The dining room has uPVC double-glazed sliding patio doors to garden and door to the kitchen which is extensively fitted with a range of white high gloss wall and base units with rolled edge work surfaces and tiled splashbacks, inset single drainer sink unit, breakfast bar, integrated appliances including double oven, hob, plumbing for dishwasher, uPVC double-glazed window to rear enjoying pleasant outlook over the garden and orchard beyond. There is also a utility room which is fitted with a range of white high-gloss wall and base units, rolled edge worksurfaces, tiled splashback, inset single drainer sink unit, plumbing for washing machine, spaces for fridge/freezer and tumble dryer, uPVC double-glazed door and side panel to garden and a Cloakroom/WC with low-level WC, vanity wash basin, part tiled walls to dado level and uPVC obscure double-glazed window.

On the first floor the landing has a uPVC obscure double-glazed window and access to loft. Bedroom one is a very spacious room with uPVC double-glazed window to front enjoying lovely countryside views and has a range of fitted bedroom furniture, and an en-suite shower room comprising tiled shower cubicle with glazed door, low-level WC, vanity wash basin, tiled walls, heated towel rail and uPVC obscure double-glazed window. Bedroom two has a uPVC double-

glazed window to rear overlooking the garden and orchard. Bedroom three also has a double-glazed window to rear with similar view and airing cupboard. Bedroom three has a uPVC double-glazed window to front enjoying pleasant countryside views and has a cabin bed with storage above and below. The bathroom has a modern white suite with panelled shower bath with mixer tap, shower unit over, glazed screen, low-level WC, vanity wash basin, heated towel rail, tiled walls and uPVC obscure double-glazed window.

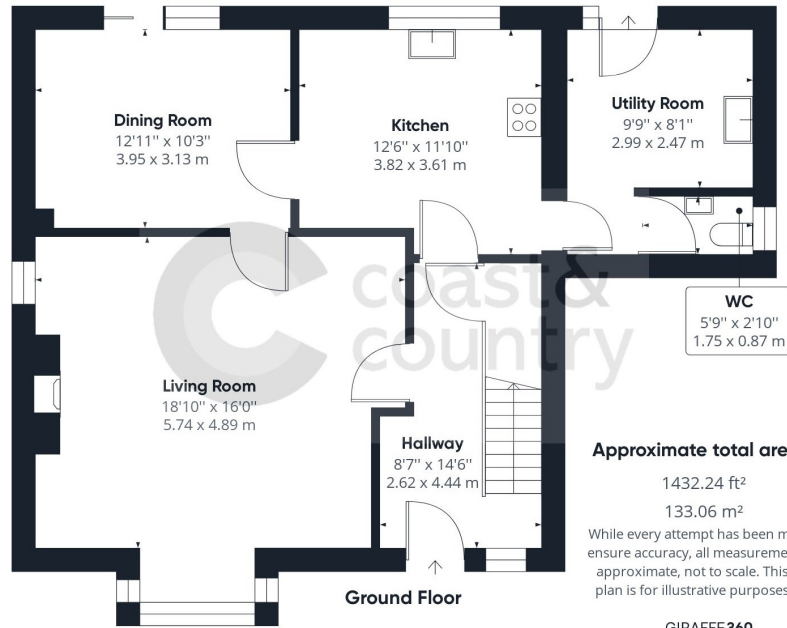
Outside: Outside to the front there is a tarmac driveway providing ample off-road parking leading to an integral garage. Small lawn, stone retaining wall with flower bed, steps and path to front door. Path extends along either side with gates leading to the rear garden which backs onto an orchard and has a paved path and steps with retaining wall leading to a small level lawn with stone wall and raised borders, steps to further small lawned area and timber shed.

Directions:

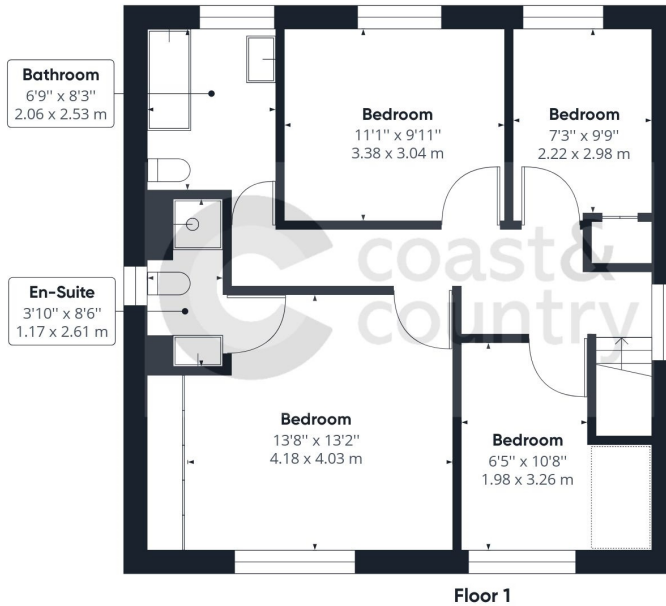
From N From the A38 southbound, take the Dart Bridge Buckfast & Totnes A384 exit. Upon leaving the A38, turn right at the end of the slip road and cross the bridge. At the mini roundabout, turn left and follow Dart Bridge Road. The property can be found approximately halfway along the road on the right hand side, well set-back.



Enborne, 13a Dart Bridge Road, Buckfastleigh, TQ11 0DY



GIRAFFE360



Agents Notes:

Council Tax: Currently Band E

Mains water. Private septic tank. Mains electricity. Mains gas.

Floor Plans - For Illustrative Purposes Only

The property is accessed via a shared driveway, the maintenance for which is split 3 ways on an as and when basis.

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.