



5 ELM BANK, BUCKFASTLEIGH, DEVON, TQ11 0DN





# 5 ELM BANK

BUCKFASTLEIGH • DEVON

This property is a well-presented semi-detached house with 3 bedrooms. Offering comfortable and stylish accommodation, a useful porch way for muddy boots, a cosy living room with a multi-fuel burner, kitchen-breakfast room, and a modern bathroom to the ground floor. On the first floor there are three bedrooms, one of which benefits from a contemporary en-suite shower room.

The enclosed rear garden features a decked terrace with a timber gazebo, a lawn area, and a versatile outbuilding that could serve as a workshop or home office. This property benefits from ample parking at both the front and rear.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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Your attention is drawn to the Important Notice on the last page of the text



Upon entering the property there is a useful porch area - perfect for muddy shoes, dog leads and any outside items. An inner door leads to the hallway. Stairs rise to the first floor and a door to the left leads through to the living room. The LIVING ROOM offers a bright and inviting space, with multi-fuel burner set on a slate hearth, complemented by wood effect laminate flooring. The room has a double-glazed window to the front elevation and ceiling spotlights.



A door from the living room leads through to the well-equipped kitchen, which is fitted with a range of white-fronted floor and wall mounted units, stainless steel sink and drainer, built-in electric double oven with grill and four-burner gas hob with filter hood above. There is plumbing for a washing machine and additional appliance space under the work surface. Two windows to the rear elevation overlook the garden. A passageway to the rear leads to the rear garden.



The bathroom is fitted with a full-size square ended bathtub with shower over, pedestal wash hand basin and low level WC.



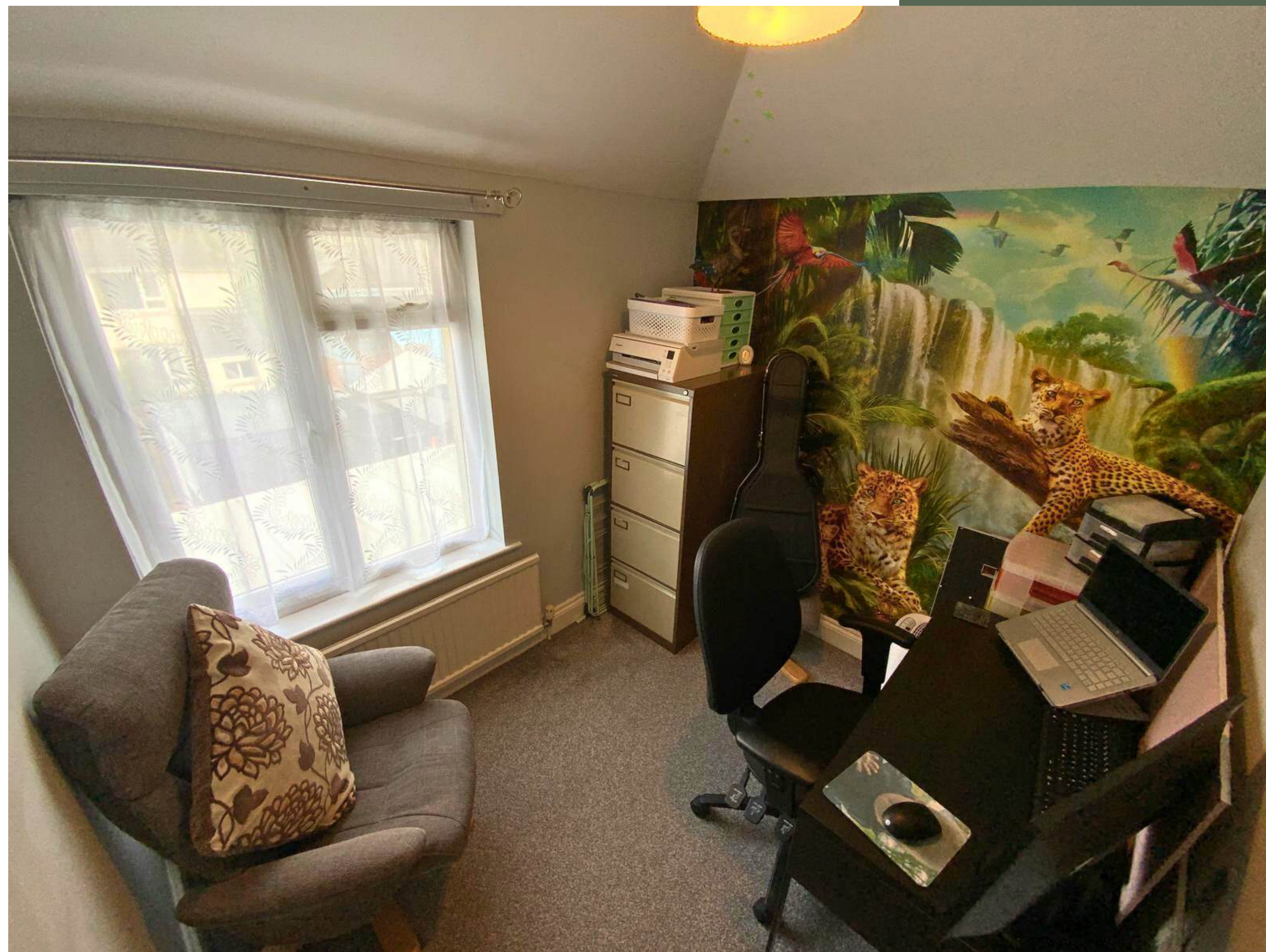


Stairs to the first floor lead to the three bedrooms. The spacious main bedroom has a large double-glazed window to the front elevation, offering views over the roof tops and to the countryside beyond. There is also built-in shelving and a door to the en-suite shower room.

The en-suite is fitted with WC and space saving wash hand basin, black-finish shower tray with glazed sliding doors, and a wall-mounted shower. There is an electric towel rail, extractor fan and ceiling spotlights.



Bedroom Two is a good sized room offering a double glazed window to to the rear elevation.



Bedroom Three is a versatile space, perfect for a home office or a snug. A window to the rear elevation overlooks the garden and offers plenty of light.





## OUTSIDE

The rear garden features a decked seating terrace with a timber gazebo immediately adjacent to the house. Steps down lead to the lawn. A timber gate to the rear with a dropped kerb provides the option for additional parking. The property also includes a versatile outbuilding - ideal for use as a workshop, home office, or hobby space.

To the front of the property there is parking for 2 to 3 vehicles, with a side access gate leading to the rear garden.



## OUT & ABOUT IN DEVON

Buckfastleigh is situated on the edge of Dartmoor National Park and about a mile from the A38, offering easy access to both Plymouth, Exeter and the M5. This pretty little market town is home to a selection of shops, cafes and pubs. There is a medical centre, an outdoor swimming pool, a church and two primary schools. Secondary schools are situated in the nearby towns of Ashburton (about 3 miles) and Totnes (about 6 miles). Both towns offer an extensive range of independent shops and Totnes is home to a mainline railway station, providing access to London in just over 2.5 hours. The South Devon coastline and Dartmoor National Park offer miles of rugged beauty and a vast array of outdoor pursuits.



*Floorplans*

## Ground Floor



## First Floor



Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only

# Key Facts for Buyers

## TENURE

Freehold.

## LOCALITY CLAUSE

The property is subject to restrictions under The Housing Act 1985 whereby any person interested in purchasing it must fulfil either of the following conditions:

1. They have lived in the locality for three years immediately preceding the date of the proposed purchase.
2. They have worked in the locality for three years (immediately preceding the date of the proposed purchase).

**COUNCIL TAX** : Band C

**EPC**: D

## SERVICES

The property has all mains services connected.

## 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](#)

## MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652 or Email - [Hello@sawdyeandharris.co.uk](mailto: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





**SCAN ME** to book a viewing  
or call the Sawdye & Harris team on 01364 652652

