

SAWDYE & HARRIS  
CELEBRATING 175 YEARS

6 KINGCOME COURT  
BUCKFASTLEIGH, DEVON

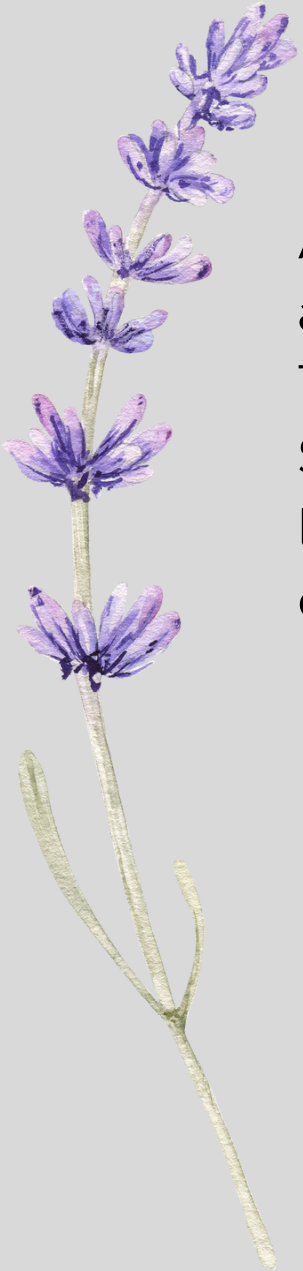
6 Kingcombe Close  
Buckfastleigh  
Devon  
TQ11 0NN

An attractive two bed end terrace with rear garden and allocated parking space and visitors parking spaces for all. The house set in a small courtyard located just off Fore Street so is ideally situated for easy access to the towns local shops and amenities. Being sold with no onward chain.

Entrance Hall | Lounge | Kitchen/Diner  
Ground Floor Cloakroom | Two Bedrooms | Family Bathroom  
Rear Garden | Allocated Parking | Sought after central location



**THE DARTMOOR OFFICE**  
**TEL: 01364 652652**  
**HELLO@SAWDYEANDHARRIS.CO.UK**  
**WWW.SAWDYEANDHARRIS.CO.UK**





## Step inside...

The Entrance Hall leads to the ground floor reception rooms, cloakroom, first floor and the kitchen.

The Kitchen / Diner is located at the rear of the house and is fitted with a range of wall and floor mounted wooden units and laminate worksurfaces. there is a built-in eye level oven, gas hob and space for a washing machine. Wall mounted gas combination boiler, space for table and chairs. Door to rear garden.





The spacious LOUNGE has a box bay window to the front overlooking the communal courtyard and bringing in copious amounts of light. This room features a fireplace surround with electric wood burner which creates a cosy living space.

There are two bedrooms and a family bathroom arranged on the first floor of the property.



The main BEDROOM is located at the front, this a spacious room featuring a window to the side elevation. BEDROOM TWO sits to the rear with built in storage and window to the side elevation.

The family BATHROOM is fitted with a modern white suite of a bath with shower end and wall mounted shower with glazed screen, pedestal wash basin and WC.



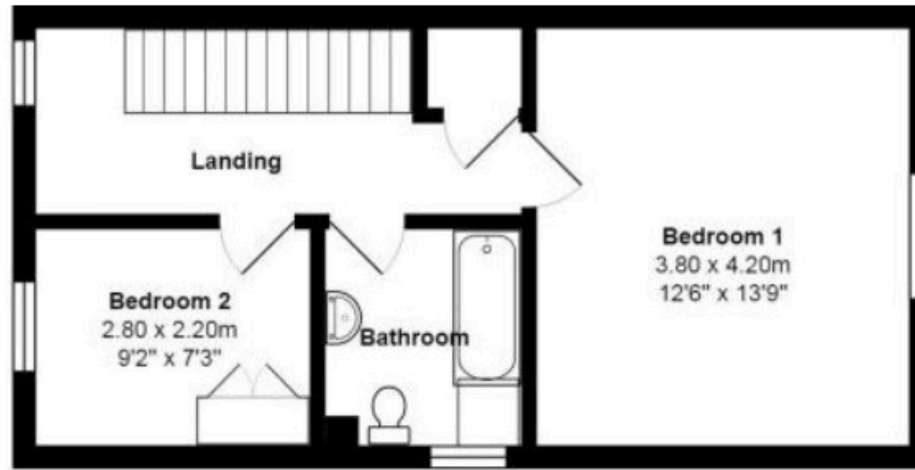
# OUTDOOR SPACE

To the rear of the property and accessed from the kitchen and side timber gate, the courtyard is paved and enclosed by timber fencing to two sides and high stone walling to the rear. There is an "emergency Right of Way" through the garden and this needs to be upheld at all times.

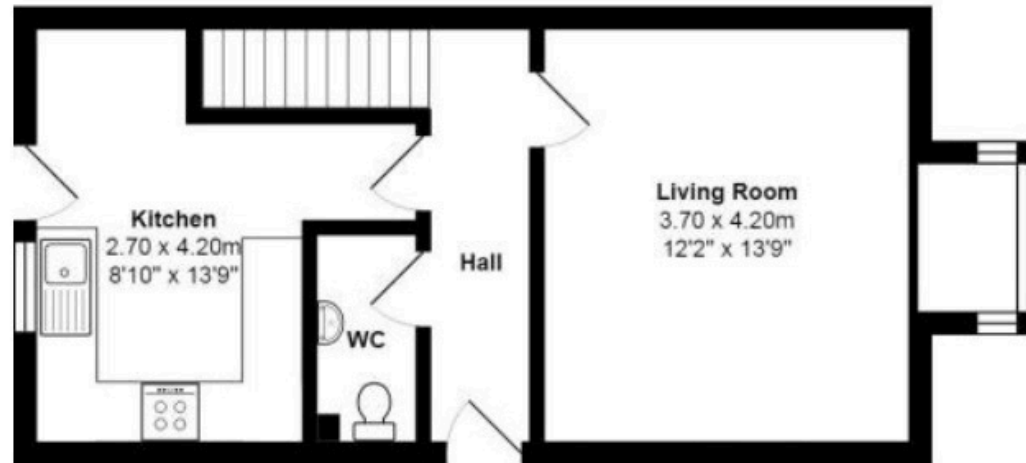
To the front of the property is a communal courtyard with raised beds stocked with a number of shrubs and trees. There is a seating area, patio set and bin store area.



# Floorplans



First Floor



Ground 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. Any areas, measurements or distances are approximate



# Key Facts for Buyers

## TENURE

Freehold - There is one parking spaces with the property. Please note there is a management charge for the property which is @£500 per annum. Further information is available on request.

**COUNCIL TAX** - Band C

**EPC** - Band D

## SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating.

## BROADBAND

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..

## Property Report - Key Facts for Buyers

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 Dartmoor Office - 01364 652652 Email - [ashburton@sawdyeandharris.co.uk](mailto:ashburton@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



## 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.



To view this property please scan the QR code above or contact us by

Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

Telephone - 01364 652652

