

HOWARD DOUGLAS

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Park View, Duckspond Road, Buckfastleigh, Devon TQ11 0NL

An individual detached bungalow with potential, and benefitting from a garden, garage and parking, situated within walking distance of Buckfastleigh town centre

| Entrance Porch | Living Room | Kitchen | Three Bedrooms | Wet Room/WC | Front and Rear Gardens | Driveway and Garage | Potential to convert the attic, subject to consents | No Onward Chain

£325,000

Situation & Description

Park View is situated around a ten minute walk from the centre of the small South Dartmoor town of Buckfastleigh, which lies off the A38 at the approximate mid-way point between Exeter and Plymouth. The town has everyday shops and amenities including primary school, health centre, heated outdoor swimming pool, numerous eateries/pubs and retail shops.

The nearby towns of Ashburton (3 miles) and Totnes (7 miles) have excellent shops and facilities, including a main line railway station at Totnes. The wide open spaces of Dartmoor are a short drive away and the South Devon coast around 30 minutes

Park View is an individual detached bungalow, built around 44 years ago, with spacious and bright accommodation. There could be potential to convert the attic space into further accommodation, subject to any required consents.

It features a living room with pleasant front outlook towards green hills, kitchen with side access door, three bedrooms (two doubles and one single) and a wet room/WC. The property has been well looked after but could now benefit from some general updating. There could be potential to convert the attic space into further accommodation, subject to any required consents.

Outside, to the front of the property a pair of gates open to a parking drive for two vehicles giving access to the garage and steps leading to the front of the property. There are gardens to the front and rear, mainly laid to paving and with swimming pool (not in current use).

Council Tax Band: Band E at the time of preparing these particulars
Tenure: Freehold

Please Note

Every care has been taken in the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point that is of particular importance to you, we will be pleased to check it for you. All measurements (including garden/land sizes) are approximate. Floor plans are for illustrative purposes only and not to scale. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. The Agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. The Agent has not had sight of the Title documents. We may refer buyers and sellers to conveyancing services provided by GA Solicitors and Howard & Over Solicitors. You are under no obligation to use either of these firms. However, should you decide to do so we may receive a referral fee of £100 for a sale or purchase that proceeds to completion. As we provide a regular supply of work to both firms of solicitors any referral fee is not added to your conveyancing quote.



Entrance Porch
Front entrance door. Two non opening double glazed windows. Parquet style flooring. Radiator. Door to

Living Room
22'8" x 11'9" maximum overall. Two double glazed windows to front aspect with outlook towards green hills. Fireplace (not in current use). Two radiators.

Inner Hall
Wood finish flooring. Hatch to roof space.

Kitchen
13'6" x 11'7" Range of white fronted floor and wall units with work surfaces. Stainless steel sink unit. Built-in oven and gas hob. Plumbing for washing machine and plumbing and space for slimline dishwasher. Cupboard housing gas fired combination boiler. Double glazed window to rear aspect. Obscure double glazed side door. Parquet style flooring. Radiator.

Bedroom 1
12'5" x 11'9" Double glazed window to front aspect with outlook towards green hills. Radiator. Built-in wardrobes and chest of drawers.

Bedroom 2
11'8" x 8'7" plus door recess. Double glazed window to rear aspect. radiator.

Bedroom 3
8'4" x 7' Double glazed window to rear aspect. Radiator.

Wet Room/WC
White suite of WC, wash basin and wall mounted shower. Wet room style floor. Radiator. Tiled walls. Obscure double glazed window.

Outside
Gated driveway with parking for two cars and leading to

GARAGE
17'6" x 9'10" Electric door. Power and light connected. Water tap.

From the driveway steps lead up to the front of the property. There is a good expanse of paving with ample sitting out areas, and an outside swimming pool (not in current use). Steps lead up to the front entrance door of the property and access can be gained on one side to the rear garden. This includes a grassed area, greenhouse, outside WC and

STORE 9'10" x 9'7" Work bench, entrance door and window. Water tap. Power and light connected.

Anti-Money Laundering (AML) Compliance
To comply with UK Anti Money Laundering legislation, all estate agents are required to complete ID verification checks on all sellers and buyers, to apply ongoing monitoring until the transaction ends and to verify the legitimate source of funds of every buyer. We conduct these checks through an independent specialist service provider, alongside our own internal due diligence, and there is a fee of £24 (£20 plus VAT) per person. This is not a credit check so it will have no effect on your credit history.





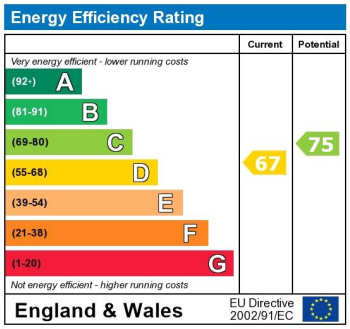




Floor Plan



Park View, Duckspond Road, Buckfastleigh



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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