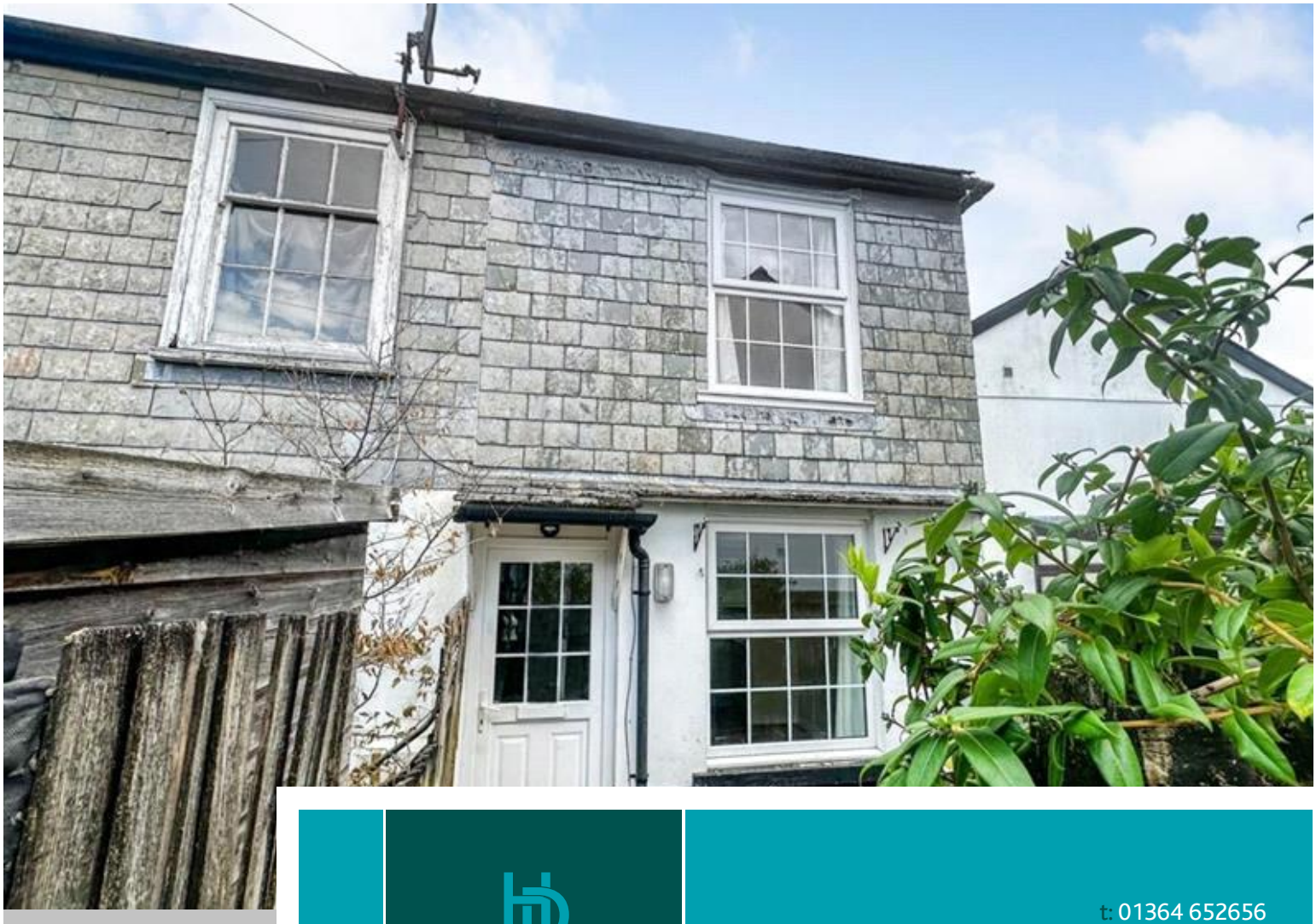





HOWARD
DOUGLAS

t: 01364 652656
e: post@howarddouglas.co.uk

howarddouglas.co.uk

11a Plymouth Road, Buckfastleigh, Devon TQ11 0DA

An end of row one bedroom town cottage in a tucked away yet central position with courtyard garden and parking space

Living Room-Kitchen | Double bedroom | Bathroom/WC | Attic Area | Courtyard
Parking Space | No Onward Chain

£159,250



Sales | Lettings | Commercial | Land | Valuations for Probate



Situation & Description

11a Plymouth Road is situated close to the town centre yet in a quiet tucked away position, it can be accessed from Plymouth Road or Hoskings Court where the parking space is located.

Buckfastleigh offers a good range of everyday shops and amenities including co-op store, pharmacy, cafes, primary school and health care centre. The town lies on the Southern Edge of Dartmoor National Park and just off the A38 Expressway giving quick and easy access to Plymouth and Exeter.

11a Plymouth Road is an appealing cottage property positioned at the end of the terrace and with ample double glazed windows providing natural light. The accommodation features an open plan living room and kitchen, first floor double bedroom and bathroom and a useful attic area.

Outside, directly adjoining the front of the property is a courtyard patio garden, perfect for sitting out, and there is a parking space in nearby Hoskings Court.

DIRECTIONS

From the centre of Buckfastleigh proceed up Fore Street into Plymouth Road where the pedestrian walkway to 11a will be found on the left hand side opposite the small public car park.

Council Tax Band: Band A 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

PVCu double glazed entrance door to

Open Plan Living Room and Kitchen

15'9" x 11'6" overall measurements. Living area with double glazed windows to the side aspect and front overlooking the courtyard. Electric night storage heater. TV point. Staircase to the first floor. Kitchen area fitted with floor and wall units with work surfaces. Plumbing for washing machine. Space for slot-in cooker with filter hood over. Double glazed window to the side aspect. Storage cupboard under stairs.

First Floor

Landing

Velux roof window. Airing cupboard with water cylinder and shelving.

Bedroom

12'11" x 9'10" overall measurements. Double glazed windows to front and side aspects. Electric night storage heater. Steps to attic.

Bathroom

Coloured suite of WC, wash basin and bath with shower over. Extractor fan. Hatch to roof space.

Attic Area

12'9" x 7' overall with restricted head height. Accessed from bedroom. Velux roof window. Eaves storage cupboards. Box housing water tank.

Outside

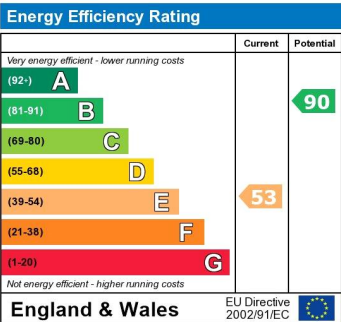
Attractive paved courtyard adjoining front of property well enclosed by fencing and with shrubbery bed.

PARKING SPACE in nearby Hoskings Court. We have been advised by the seller that there is a yearly charge (amount to be confirmed) payable to the Hoskings Court management company.

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.





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.

2 North Street, Ashburton, Devon, TQ13 7QD
t: 01364 652656
e: post@howarddouglas.co.uk

howarddouglas.co.uk

