HOWARD DOUGLAS

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102 Oaklands Park, Buckfastleigh, Devon TQ11 0BW

A semi-detached family home with excellent green outlook and attractive garden, situated within a quiet close on the outskirts of Buckfastleigh - No onward chain

Well presented three bedroom accommodation | Kitchen-dining room with conservatory | Living Room | Ground Floor WC | Spacious family bathroom/WC | Driveway parking and single garage | Attractive enclosed garden | Lovely green outlook | No Onward Chain

£285,000

Situation & Description

Oaklands Park is a favoured close situated on the edge of the small South Dartmoor town of Buckfastleigh. Local shops and amenities, including, primary school and health centre, are within walking distance and the A38 Expressway can be easily accessed at the mid-way point between Plymouth and Exeter. The nearby towns of Ashburton and Totnes each provide a wide range of shops and amenities whilst the splendid landscape of Dartmoor is just a couple of miles or so up the road.

The property enjoys an elevated position with a lovely green outlook at the rear, whilst at the front is set back nicely from the road with an established front reception garden. The accommodation is well proportioned and includes an excellent kitchen-dining room with a conservatory extension, creating a lovely open family space. There is a living room to the front aspect, useful ground floor WC, and three first floor bedrooms plus a spacious bathroom. The well presented accommodation has the benefit of gas fired heating and double glazed windows.

Outside, a shared driveway provides parking for three cars and leads to the single garage. The rear garden is delightful and includes a decked seating terrace, enjoying the lovely green outlook, lawn and numerous shrubs, flowers and trees.

Council Tax Band: Band C 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.

Hall
Double glazed front entrance door. Cupboard housing gas fired boiler. Radiator. Double glazed side window. Stairs to first floor. Under-stairs cupboard with Saniflo WC and wash basin. Extractor.

Living Room
11'7" x 11'2" overall. Built-in shelving along one wall. Double glazed window to front aspect with outlook over reception garden. Radiator.

Kitchen-Dining Room
17' x 8'9" Fitted with a modern range of cream fronted units, including useful larder cupboard, with grey finish work surfaces. Integrated fridge-freezer. Built-in eye-level double oven and grill. Built-in four plate hob with filter hood over. One and a quarter bowl stainless steel sink unit. Plumbing for washing machine and dishwasher. Radiator. Double glazed window to side aspect and double glazed window to rear aspect with outlook over garden. Open at dining end to

Conservatory
7'2" x 5'4" overall. Double glazed windows overlooking rear garden and with pleasant green outlook. Double glazed door opening to the decked terrace and rear garden.

First Floor Landing
Hatch to roof space. Obscure double glazed window.

Bedroom 1
11' x 10'9" Radiator. Double glazed window to front aspect.

Bedroom 2
9'8" x 9' plus door recess. Double glazed window to rear aspect with pleasant green outlook. Radiator.

Bedroom 3
9'7" x 6'10" maximum overall. Fitted double wardrobes. Cupboard over stairs with shelving. Radiator. Double glazed window to front aspect. Please note this room has been used as a dressing room, and to use as a bedroom the fitted wardrobes would need to be removed.

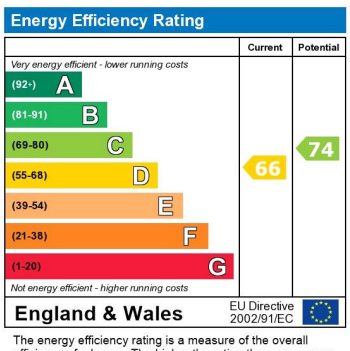
Bathroom/WC
White suite of WC, wash basin with cupboard beneath and bath with wall mounted shower and glazed screen. Tiled floor and tiled walls around bath and basin. Ladder radiator. Two obscure double glazed windows.

Outside
To the front of the property there is a shared driveway with parking for 3 cars and leading to the GARAGE 15'6" x 8' overall. Up and over entry door. Double glazed side window Power and light connected. A front reception garden sets the property back nicely from the road and includes a variety of established shrubs. There is a side access gate to the main rear garden which is attractively planted and enclosed by fencing and a wall at the far end. It features lawn, raised sleeper bed, deep shrubbery beds with a variety of shrubs, plants and trees, a paved path and useful greenhouse. Accessed from the conservatory door is a decked terrace, enjoying the lovely green outlook and ideal for sitting out, with steps down to the main garden.

Additional Information
All mains services connected. Superfast broadband should be available, as per Ofcom website. Mobile coverage should be good outdoor, variable in-home, as per Ofcom website.

Directions
Travelling south on the A38, take the Buckfastleigh/Buckfast turn off and follow the signs for Buckfast Abbey. On reaching the mini-roundabout proceed up and over the hill, eventually taking a right hand turning into Church Street. Next, take the second turning right into Silver Street, and continue up the hill where the entrance to Oaklands Park will be found on the left.

102 Oaklands Park, 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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