HOWARD DOUGLAS

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

howarddouglas.co.uk

4 Halfmoon Court, Plymouth Road, Buckfastleigh, Devon TQ11 0GA

A spacious and well presented semi-detached property arranged over three floors with a delightful lawned garden and parking

Living Room With Wood Burner | Kitchen open to Dining Conservatory | Four Bedrooms
En-Suite Shower & Family Bathroom | Delightful Garden | Parking for Two Cars

£299,950

Situation & Description

Halfmoon Court is a small modern development of similar properties located around half a mile from Buckfastleigh town centre, within an easy level walk. It has excellent access to the A38 for Exeter and Plymouth and is situated on the edge of Dartmoor National Park, with the open moorland just a few minutes' drive away. The town has a good selection of everyday shops and amenities, including a, pharmacy, Co-op store, various cafés, wine bar, health centre and primary school.

4 Halfmoon Court occupies a choice position within the development and enjoys a larger-than-average plot. The accommodation is bright, airy and well presented. Arranged over three floors, it features an attractive living room with a recently installed Dean Forge wood-burning stove, a kitchen open to the dining conservatory, which is flooded with natural light and opens directly onto the patio terrace and garden, and a useful ground-floor cloakroom/WC.

Over the first and second floors are four bedrooms, one with an en-suite shower room, together with a family bathroom. The windows are double glazed and the property is heated via a gas-fired central heating system.

Outside, the gardens are well enclosed by fencing, with side access from the two parking spaces (with electric car charger) next to the house. The gardens include a delightful paved seating terrace, level lawn and numerous shrubs, plants and trees. There is also a garden shed with power connected, a log store, outside sockets and a water tap.

Council Tax Band: Band D 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
Canopy entrance with double glazed door to

Living Room
14'5" x 12'9" to side of fireplace housing Dean Forge wood burner on slate hearth with timber mantle. Double glazed window to front aspect. TV point. Radiator. Cupboard under stairs. Ceiling spotlights.

Inner Hall
Stairs to first floor. Ceiling spotlights. Door to

Cloakroom
White suite of WC and wash basin. Radiator. Extractor fan. Ceiling spotlight.

Kitchen
9'7" x 8'8" Fitted with a range of wood fronted floor and wall units with black speckled work surfaces. Built-in electric oven and four burner gas hob with stainless steel splash back and chimney-style filter hood over. Tiled surrounds to work surfaces. Integrated slim line dishwasher. Plumbing for washing machine beneath works surfaces. Radiator. Ceiling spotlights. Opening and walkway through to

Dining Conservatory
13'11" x 10'5" of PVCu double glazed construction with extended ceiling height and outlook over the rear garden. Oak finish flooring. Two radiators. French doors to the outside.

First Floor Landing
Stairs to second floor.

Bedroom 2
14'5" x 9'11" Two double glazed windows to front aspect. Radiator. Ceiling spotlights. TV point.

Bedroom 3
8'11" x 8'3" Double glazed window to rear aspect. Radiator. Ceiling spotlights.

Bathroom
White suite of WC, wash basin and bath with mixer shower attachment. Partly tiled walls. Obscure double glazed window. Ceiling spotlights. Large cupboard with shelving. Extractor.

Bedroom 1
14'5" x 12'5" overall with some restricted head height. Double glazed window to front aspect with view towards fields. Ceiling spotlights. Radiator. TV and telephone points. Door to

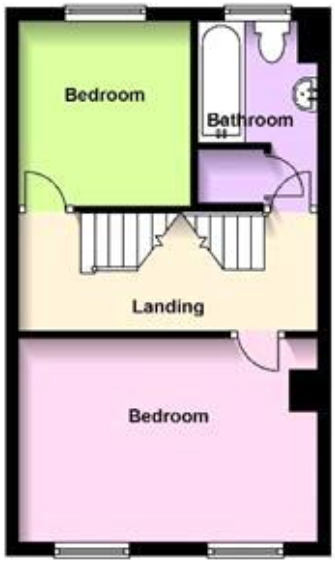
En-suite
White suite of WC, wash basin and large shower tray with glazed sliding doors and wall mounted shower. Velux roof window. Partly tiled walls. Ceiling spotlights. Cupboard with shelving. Extractor.

Bedroom 4
8' x 7'7" with some restricted head height. Velux roof window. Ceiling spotlights. Hatch to roof space.

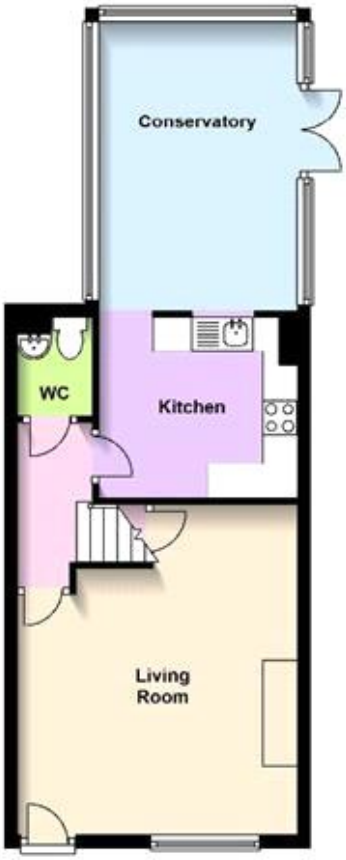
Outside
To the side of the property there is parking for two vehicles with an electric car charging point, and a neat front reception garden. A side access gate opens to the garden which is a most attractive and spacious. This is a delightful paved seating patio, level lawn and various shrubbery beds and borders containing an abundance of shrubs, plants and trees. A useful garden shed with power connected provides storage with a log store to one side. In addition there are outside sockets and an outside water tap. The garden is well enclosed by fencing and secure for children and pets.

Additional Information
All mains services connected.

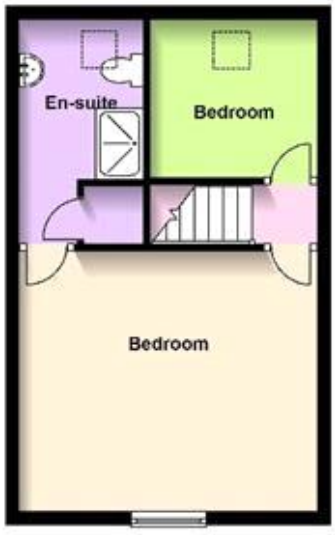
First Floor

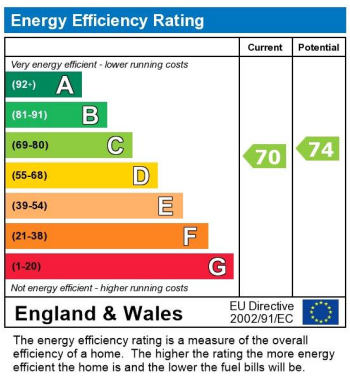


Ground Floor



Second Floor





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

HOWARD DOUGLAS