




HOWARD
DOUGLAS

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2 Market Street, Buckfastleigh, Devon TQ11 0BA

A most appealing cottage offering three well-proportioned bedrooms and a charming walled courtyard garden, available with no onward chain.

Grade II Listed
Bathroom/WC

Cosy Living Room with Wood-Burner
Three Double Bedrooms

Kitchen-dining room
Walled Rear Courtyard

£250,000



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Situation & Description

2 Market Street is a delightful Grade II listed cottage in the heart of Buckfastleigh, an easy short walk away from the town's amenities.

Thoughtfully arranged over two floors, the property offers beautifully presented accommodation throughout. Character features such as exposed stonework and period fireplaces sit comfortably alongside contemporary finishes, creating a balanced blend of heritage and modern style.

Immediately adjoining the property there is a charming walled courtyard garden with two useful stores.

Market Street is located within a level walk of Buckfastleigh town centre where there is a useful range of independent shops, pharmacy, Co-operative stores, a range of pubs/cafes, primary school and health centre. The town lies within the boundary of Dartmoor National Park with the rugged landscape of the moor forming the backdrop. The A38 provides convenient access to Devon's cities Plymouth and Exeter with Dartmoor National Park a short drive away.

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.



Entrance Hall

Timber and glazed entrance door. Exposed stonework to one wall. Storage cupboard housing electrics and gas meters. Timber and glazed door to living room.

Living Room

16'6" x 16'3" maximum overall dimensions. Window with secondary glazing to front aspect. Staircase to first floor. Exposed stonework to one wall. Feature wood burner with raised slate hearth and wooden mantelpiece. Exposed ceiling beam. Under stair storage cupboard. Timber and glazed doors to kitchen.

Kitchen-Dining Room

15' x 12'6" Range of cream and glazed fronted cabinets. Solid wood work surface. Butler style sink with chrome mixer tap. Window with secondary glazing over sink. Electric oven with gas hob over. Concealed filter hood. Integrated dishwasher. Plumbing for washing machine. Storage cupboard with space for a further appliance. Radiator. Slate tiled flooring. Timber and glazed door to courtyard garden

First Floor Landing

Glazed window to side aspect. Radiator. Hatch to roof space. Doors to the following rooms.

Bedroom 1

12'2" x 12'8" plus deep recess at rear of room. Window with secondary glazing to front aspect. Built-in storage cupboards. Feature coloured glass panel to wall.

Bedroom 2

17' x 8'10" Window with secondary glazing to front aspect. Exposed floorboards. Period fireplace with cast-iron grate. Radiator.

Bedroom 3

14'2" x 7'10" Window with secondary glazing to rear aspect overlooking the garden. Exposed Floorboards. Radiator.

Bathroom/WC

9'4" x 8' White suite of bath with shower over, WC and wash basin. Window with secondary glazing to rear aspect. Radiator. Wood laminate flooring.

Outside

At the rear of the cottage lies a delightful courtyard, measuring approximately 17'4" x 14'6", enclosed by natural stone walls and offering a raised shrub bed, cold tap, lighting, and a power socket. There are also two useful stores, including a dedicated log store.

Additional Information

All mains services connected.

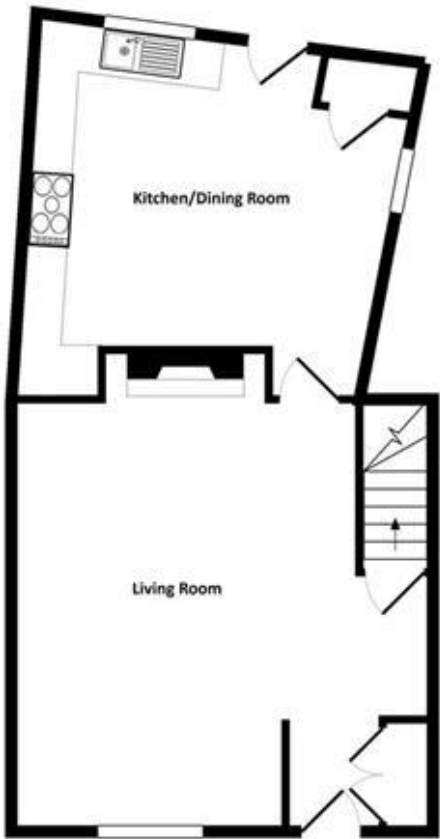
Superfast broadband should be available, as per Ofcom website. Mobile signal ranges from good outdoor and in-home to variable in-home, as per Ofcom website.

We understand there is an area of flying freehold.

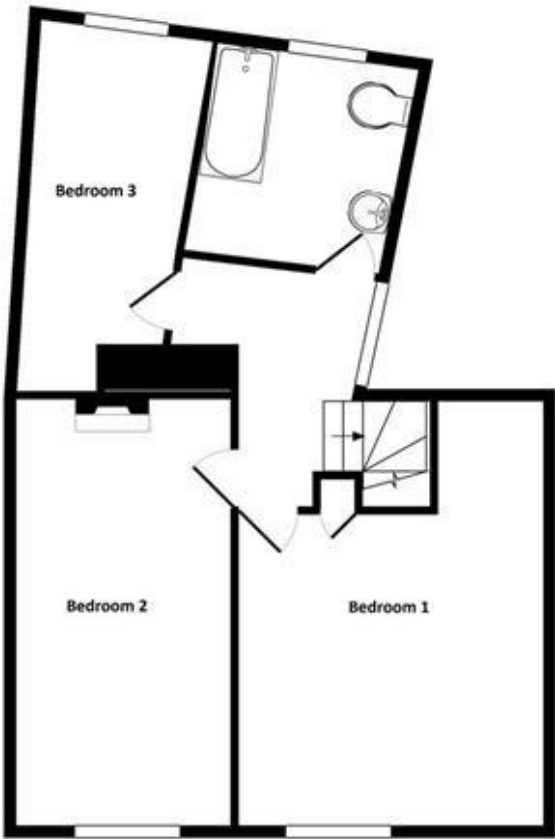
Anti-Money Laundering (AML) Compliance

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.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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