

HOWARD DOUGLAS

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2 Marl Park, Scorriton, Buckfastleigh, Devon TQ11 0HZ

A well-sited terraced house in need of updating, with rural views in a Dartmoor village setting

Living Room | Kitchen | Ground Floor Bathroom | Three Bedrooms | Outhouse/Store
Garden | No Onward Chain

Guide Price £190,000

Situation & Description

2 Marl Park forms part of a row of four houses, originally owned by the local authority, positioned within the rural South Dartmoor community of Scorriton.

The property has modern PVCu double glazed windows and a replacement roof covering but requires internal updating and improvement.

The living room has a granite fireplace which looks like it may have housed a wood-burner. There are some old electric heaters. The two front bedrooms take in a pleasant open outlook over the neighbouring countryside.

Outside, there are two grassed garden areas and a useful shed-outhouse.

The village has a traditional pub, The Tradesman's Arms, just a short stroll away, and a well supported Village Hall which holds frequent community events. Holne (15 minutes walk) has a well stocked village shop and pub. The towns of Ashburton (about 5 miles) and Buckfastleigh (about 3 miles) each provide a useful range of everyday shops and amenities. Although occupying a genuinely unspoilt moorland setting, Scorriton is readily accessible, with the A38 at Dartbridge just 10 minutes by car bringing Plymouth and Exeter within convenient commuting distance.

Council Tax Band: Band B at the time of preparing these particulars
Tenure: Leasehold

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.



Living Room
13'7" x 12'7" PVCu entrance door. Two PVCu double glazed windows to the front aspect. Large granite fireplace. Wood floor boards. Door at rear of room to the rear hall.

Rear Hall
Under stair cupboard. PVCu double glazed door to the rear outside.

Kitchen
8'6" x 7' Range of old kitchen cupboards and stainless steel sink. Plumbing for washing machine. PVCu double glazed window.

Ground Floor Bathroom
White suite of bath with electric shower over, wash basin and WC. PVCu double glazed window.

First Floor Landing
Approached via stairs from the rear hall. Hatch to roof space. Doors off to the bedrooms.

Bedroom 1
12'4" x 8'3" PVCu double glazed window to the front aspect with views over countryside. Wood floor boards.

Bedroom 2
10'9" x 8' PVCu double glazed window to the rear aspect. Wood floorboards. Airing cupboard housing hot water cylinder.

Bedroom 3
8'2" x 5'4" PVCu double glazed window to the front aspect with countryside views. Wood floorboards.

Outside
Shared access paths at the front and rear of the property.

Outhouse 7'10" x 5'

Grassed front and rear garden areas (far side of the shared access paths).

Tenure
Leasehold - 1000 years from April 1804. We are advised that the freeholder is absent and the seller will provide an indemnity policy.
The rear garden area is freehold.

Services
Mains water and drainage - as advised by the seller. Mains gas not available.

General Information
We understand the property cannot be used as a second/holiday home or for holiday/Air BNB letting.

There is a monthly charge of £16.70 as advised by the seller to cover building insurance and service charge.

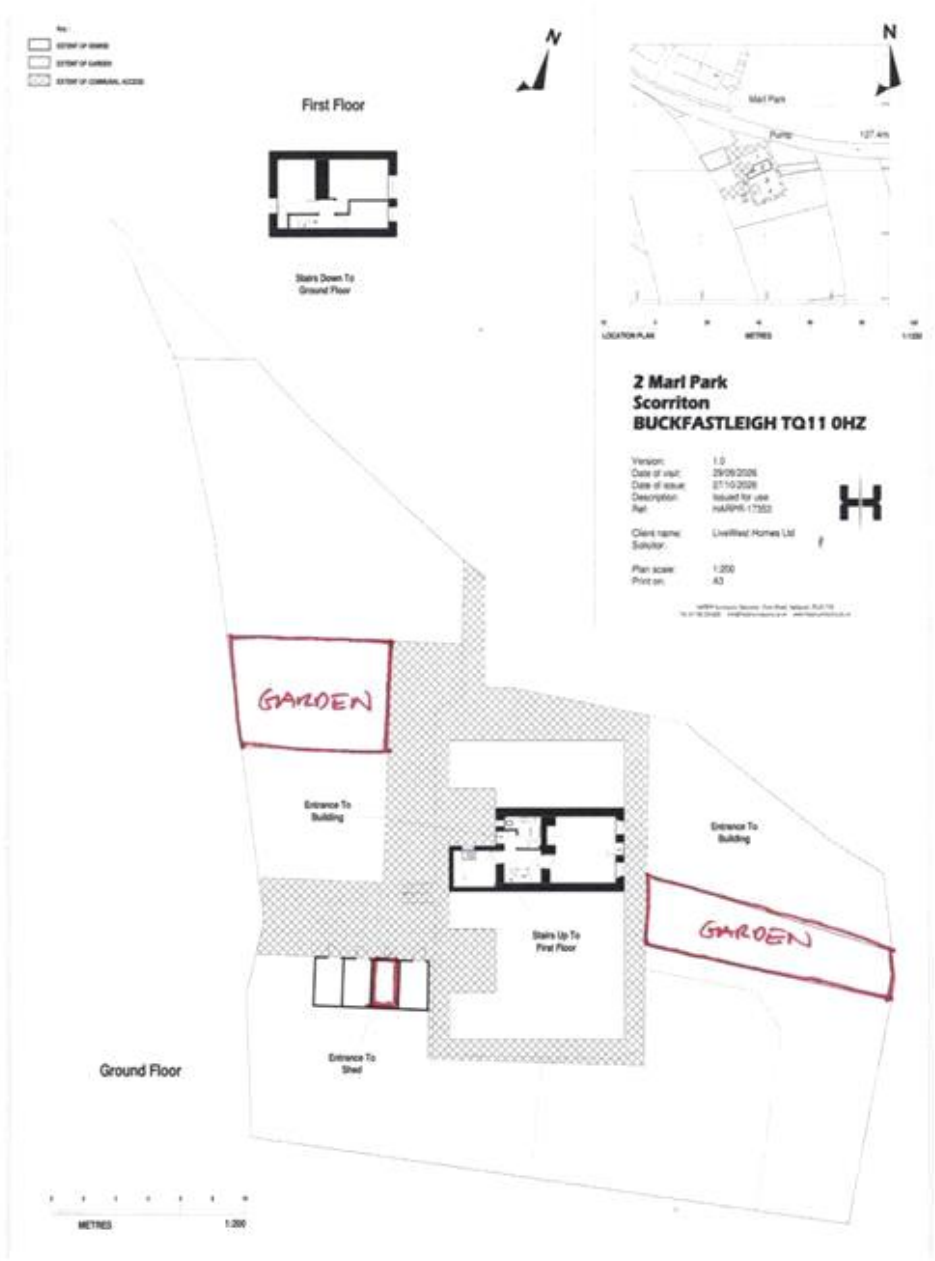
Directions
Travelling on the A38 towards Plymouth, take the Buckfastleigh/Totnes exit at Dart Bridge and at the end of the slip road turn right. On reaching the mini-roundabout, turn right into Buckfast Road and proceed for 0.8 of a mile (passing the entrance to Buckfast Abbey) and on the brow of the hill, turn right signposted for Scorriton/Holne. Stay on this road for two miles, and take a left hand turning signposted Scorriton/Combe and The Tradesman's Arms. Continue along this lane for a third of a mile and turn right as you enter the village by the red Royal Mail post box and Marl Park will be found after a short distance on the right.

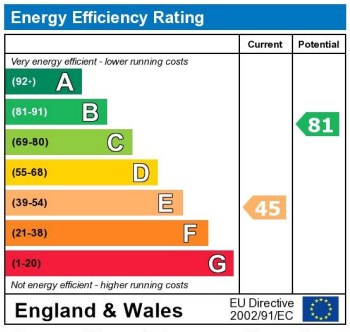












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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