



A mews cottage, full of character and surprisingly spacious, tucked away in a quiet location in the centre of the town.

16 Station Road | Buckfastleigh | TQ11 0BU





PROPERTY TYPE

Mid terrace cottage



SIZE

1,261 sq ft



LOCATION

Town



AGE

Approx. 18th Century



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas central heating



PARKING

None (public car park nearby)



OUTSIDE SPACE

Small courtyard



EPC RATING

47



COUNCIL TAX BAND

B



in a nutshell...

- Many characterful features
- Cosy accommodation
- Good sized kitchen
- Spacious living room
- Wood burner
- Loft space
- Close to amenities





the details...

A mid-terrace character cottage with three bedrooms and a courtyard garden, in the heart of the historic mill-town of Buckfastleigh, with easy access to the A38 to Plymouth, Exeter and the M5.

Inside there are many character features such as thick, uneven rough-rendered walls, low ceilings with exposed joists, stone fireplaces and window seats beneath the deep window sills.

The entrance leads into a dining room, with a low ceiling, a recess in the wall perfect for storing coats and shoes, a durable, tile-effect vinyl floor, a large fireplace used for the storage of logs and kindling and plenty of space for a dining table and seating for six, ideal for any occasion.

The kitchen is a good size, with a skylight providing natural light. There is plenty of worktop space, with tiled splashbacks and under-cabinet lights, and a range of cream units, with matching wall cabinets, providing ample cupboard space. There is a built-in fan-oven, a separate five-burner gas hob and extractor hood above, floor space for an upright fridge/freezer and space beneath the worktops for a washing machine, dishwasher and another appliance. There is a large under-stairs storage cupboard, a door to the rear courtyard, and another into the living room. A cosy room, with low ceiling, a beautiful flagstone floor, and a large fireplace, fitted with a wood-burning stove makes a great feature and perfect with a roaring fire on a dark winter evening. An area behind has windows to the courtyard, and makes a great study or home-office area, and a staircase, in the living room leads to the first floor.

Upstairs, there are three bedrooms. The master, a light and airy double with a fitted triple-wardrobe and two further bedrooms, a double and a single with a rustic ladder to the spacious and versatile loft spaces which has natural light from skylights and provides an abundance of storage and usable space.

The rear courtyard has a door from the kitchen, with white-washed stone walls, a floor of cobbles and gravel and an arbour makes a private outside space for enjoying a cup of tea with a magazine or daily paper.

While there is no parking with the property, there is a public car park opposite.



what the owner loves most...

"Being in a quiet, tucked away Mews, but also so close to shops and facilities".



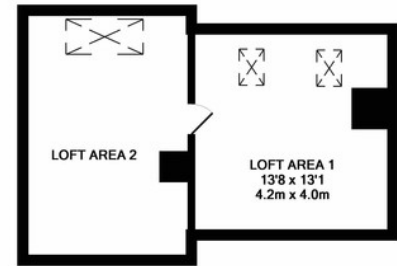
the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)



LOFT
APPROX. FLOOR
AREA 328 SQ.FT.
(30.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.2 SQ.M.)
Floor Areas are approximate.
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Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.



bear in mind...

Although there is no parking with the property, there is a car park opposite where residents can purchase an annual permit.

the location...

Buckfastleigh is a small market town situated beside the Devon Expressway (A38) at the edge of Dartmoor national park. It is a centre for tourism and is home to Buckfast Abbey, The South Devon Railway Station and Buckfastleigh Butterfly and Otter sanctuary. Buckfastleigh town centre offers a host of facilities, including shops, public houses, doctors surgery, schools and clubs and organisations.

Shopping

Late night pint of milk: Co-op 0.2 mile
Supermarket: Co-op 0.2 mile
Ashburton: 3 miles
Newton Abbot: 10.5 miles
Exeter: 23 miles

Relaxing

Beach: Mothercombe Beach 17 miles
Dartmoor: 7 miles
Golf: Stover Golf Club 9 miles

Travel

Bus Stop: Dart Bridge Road 0.1 mile
Train Station: Newton Abbot: 10.9 miles
Main travel link: A38 1 mile
Exeter Airport: 26.7 miles

Schools

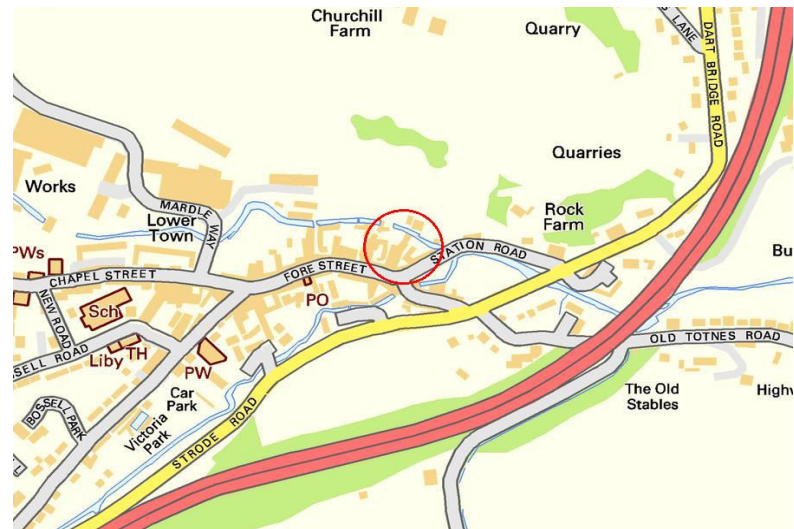
Buckfastleigh Primary School: 1 mile
South Dartmoor Community College: 3.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ11 0BU**

how to get there...

From the A38 take the Buckfastleigh exit and at the end of the slip road turn right. At the roundabout take the second exit into Dart Bridge Road. Take the second right into Elliot Plain (one way system). Turn right onto Station Road. Station Court can be found on the left hand side opposite the Station Road Car Park.





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