



An attractive Grade II listed two double bedroom property in need of some modernisation, with a courtyard garden backing onto Dean Burn & only a stone's throw from The Orchard Millennium Green, town centre & great public footpaths. Set over three floors with lovely views. NO ONWARD

15 Elliott Plain | Buckfastleigh | TQ11 0BZ

**complete.**

thoroughly good property agents



PROPERTY TYPE

Terraced Home  
Freehold



SIZE

740 sq ft



LOCATION

Town



AGE

Victorian (1937 to 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

58 D



COUNCIL TAX BAND

B



### in a nutshell...

- Two double bedrooms
- Separate living room
- Kitchen with door to rear courtyard
- Gas Central Heating
- Double glazed timber sash windows
- Courtyard garden with pleasant views
- Easy walking to town's facilities
- No onward chain



## the details...

From the road, a gate leads into a small front courtyard, a perfect spot for pot plants! The front door for this property is on the right and opens into a characterful living room with a wow factor large chimney breast with wood burner nestled in. There are areas of exposed stone which add to the charm of the room which is accompanied by impressive ceiling height and a spiral staircase to the first floor. An archway leads through to the kitchen which has a fitted breakfast bar with cupboards above and there are white wall and base units with a freestanding oven and a freestanding undercounter fridge in a recessed area. A stainless-steel single sink with drainer resides below a window to the rear and door to the rear courtyard. The first-floor landing is a great size and could be utilised as a study/hobby area. The master bedroom has recessed wardrobes with sliding doors with plenty of hanging space and four cupboards over, great for storage. There is a bath with shower attachment over, wash basin and WC along with an airing cupboard with some shelving. From the landing a further staircase leads to bedroom two, a large loft room with access to eaves storage and a low-level built in wardrobe, drawers and desk, a window to the rear aspect offering superb country views to the nearby, hillside, allotments and many established trees.

Outside to the front of the property there is an area for keeping the bins and a spot to displaying pot plants to create a pleasant approach to the house. To the rear of the house is a courtyard which enjoys a pleasant outlook to the nearby hillside and the delightful sound of running water from Dean Burn. There is a timber storage area.

Tenure Freehold

Council Tax Band B



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.  
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## 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: 0.3 mile

South Dartmoor Community College: 3.7 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ11 0BZ**

## how to get there...

From the A38 take the Buckfast exit and at the roundabout turn left to Buckfastleigh. Keep on the B3380 Dart Bridge Road and take the fifth turning on the right into Elliott Plain, where the property can be found on the right hand side.



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