



Buckfastleigh

- Detached Timber Lodge
- Overlooking The River Dart
- Tucked-Away Position
- Sitting Room & Conservatory
- Double Bedroom
- Modern Shower Room/WC
- Detached Garage & Patio Garden
- No Upward Chain

Asking Price:

£150,000

Freehold

EPC RATING: E39

12 Dart Bridge Manor, Dart Bridge Road, Buckfastleigh, TQ11 0PR

A detached timber lodge style home overlooking the River Dart in the popular **Floor Plans - For Illustrative Purposes Only** town of Buckfastleigh.

Located at the end of a 'private no-through road', the property occupies a level enclosed plot with easy-to-maintain, mainly paved gardens. From the rear garden, a gateway and steps lead down to the river bank. A detached garage provides parking.

Buckfastleigh is an ancient woollen town with a magnificent Abbey and pretty town centre with plenty of shops and amenities. Located just off the A38 Devon Expressway, offering easy access to the Plymouth, Exeter and the M5, the property is available with no upward chain.

Accommodation

The accommodation is cosy and well-presented. An entrance hallway has storage cupboards off and opens to the sitting room with vaulted ceiling, twin Velux roof lights and French doors to a double glazed conservatory with patio doors to the garden and enjoying the fantastic view over the river.

A practical kitchen has units arranged in a U shape and Velux roof light. A double bedroom overlooks the front through a double glazed window and again extra light is provided by a roof window. A modern shower room has an oversized shower cabinet, WC and basin.

Outside

Enclosed, low-maintenance paved gardens surround the property.

Parking

The property includes a detached garage.

Agents Notes

Council Tax Band: Currently Band A
Tenure: Freehold.
Service Charges: On an as and when basis.
Services: Mains electricity, water and drainage.

It is unlikely, due to the non-standard construction, that this property would be considered mortgageable by mainstream lenders.

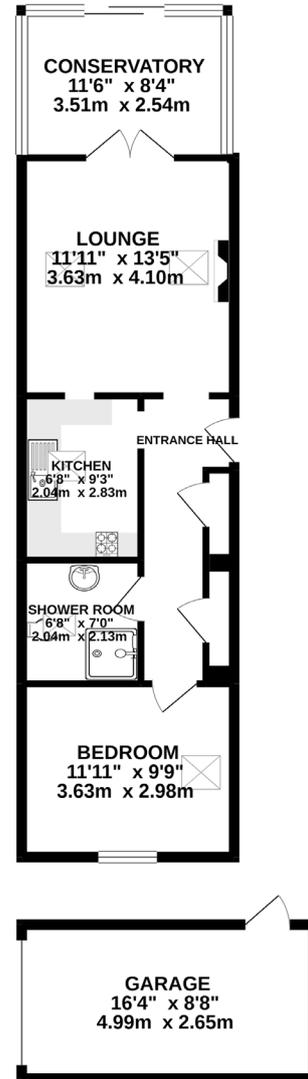
The sale of this property is subject to a grant of probate.

Directions

From the A38 southbound, take the Dart Bridge Buckfast & Totnes A384 exit. Upon leaving the A38, turn right at the end of the slip road and cross the bridge. Take the second left into Dart Bridge Court at the mini roundabout.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Full report available on request



The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be. The average energy rating and score for a property in England and Wales are D (69).