



## Plymouth Road, Buckfastleigh, Devon, TQ11

**Offers Over: £170,000**

Welcoming to the market is this cosy and quaint cottage situated in the historic market town of Buckfastleigh which has many attractions such as the Buckfast Abbey and grounds, Pennywell Farm, the Butterfly and Otter sanctuary and the South Devon Railway.

REF: A10155



With easy access to the A38 for anyone who needed to commute, this home so much to someone looking for a first time buyer, or an investor looking to take on an ongoing investment with a great working professional tenant! The ground floor has an open plan living and kitchen space, with a multi fuel burner being the heart of the home. The first floor has a double bedroom and a family bathroom. The second floor is another space for a bedroom or home office, with gorgeous features such as exposed beams. This lovely cottage has a large outbuilding with electric, leading to a pathway out to your rear garden. For the area the garden is a decent sized with mainly lawn, alongside apple and cherry tree. EPC:D

### Rooms

**Living Kitchen Space** 20'6" x 11'11" (6.25m x 3.63m). wooden door to enter, uPvc double glazed window to the front, laminate flooring, radiator, large chimney with multi-fuel burner, stairs leading to the first floor, kitchen has tiled flooring, wooden door to rear, space and plumbing for washing machine, stainless steel sink and a half with drainer, mixer tap, uPvc double glazed window to the rear, integrated oven, four ring gas hob, tiled splashback,

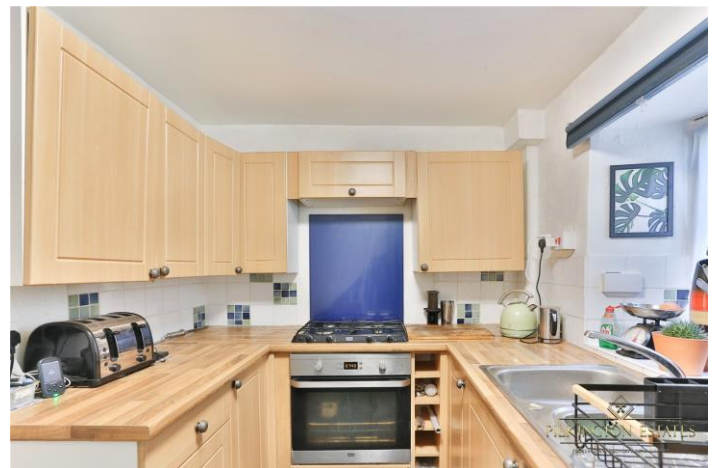
**Landing** carpeted landing, storage under the stairs, radiator,

**Bedroom** 11'11" x 7'10" (3.63m x 2.4m). carpeted flooring, radiator, uPvc double glazed window to the front,

**Bathroom** 6'4" x 8' (1.93m x 2.44m). vinyl flooring, sink with hot and cold tap, partly tiled walls, bath tub, overhead shower, radiator, uPvc double glazed frosted window

**Loft Bedroom** 11'4" x 17'5" (3.45m x 5.3m). carpeted flooring, two radiators, two skylights, multiple plug sockets, exposed beams,

**outbuilding** large outbuilding, electric plug points, secure side gate,





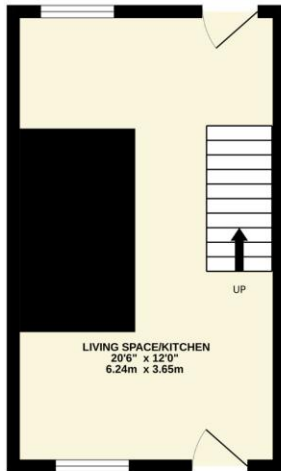


**Garden** pathway out to the rear garden, lawned area with apple and cherry trees

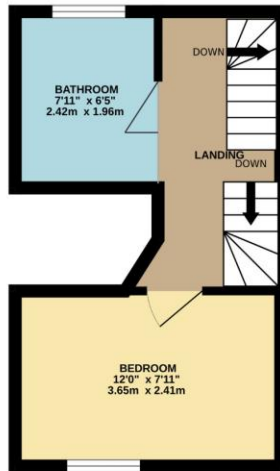




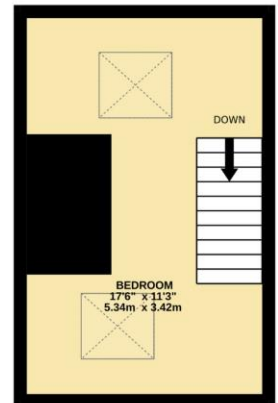
GROUND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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#### Disclaimer

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