



15 Elliott Plain,

Buckfastleigh, Devon, TQ11 0BZ

RENDELLS

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Guide Price of £225,000

A characterful, Grade II listed, recently refurbished two bedroom cottage with courtyard garden.

- Re-fitted kitchen with new integrated appliances
- Living room with Victorian style fireplace and Plantation Shutters
- Two double bedrooms
- Newly Refurbished Bathroom.
- New combi gas boiler
- Within walking distance to the village amenities.
- Courtyard Garden

Totnes (8.9 miles), Exeter (27.2 miles), Newton Abbot (14.6 miles), Plymouth (21.5 miles), a regular direct train service from Totnes to London Paddington 2 hours 41 minutes (170 miles).

Situation

Buckfastleigh offers its own range of independent shops and cafes, two local primary schools and health centre, The large town of Ashburton is 3 miles away and The medieval market town of Totnes is approximately 6 miles away. Buckfastleigh is well positioned for access to the Dartmoor National Park and close to the A38/ Devon Expressway, making fast access to the cities of Exeter and Plymouth.

Description

15 Elliott Plain is a beautifully presented and recently refurbished Grade II listed cottage. Offering airy and spacious accommodation throughout. Having been refurbished the property still maintains the charm and character of the original cottage.

Accommodation

Entering in through the front porch door into a shared hallway, the front door of the property opens into the open plan living room/kitchen. With newly fitted Plantation shutters in the living room front window and two fireplaces. Kitchen with a range of wall mounted and undercounter units with wood effect worktop over, a four-ring induction hob, integrated wall mounted oven, microwave, fridge, freezer and washing machine. Butler sink with brass effect mixer tap, Window and door to rear courtyard.

Spiral staircase to the first floor.

First Floor

Bedroom One with new Plantation Shutters fitted to front window and good size wardrobe space. Bathroom with vintage washstand, counter top sink and chrome mixer tap. Bath with Chrome Traditional Bath Shower Mixer Tap with Handset, Traditional Heated Towel Rail Radiator, W.C., half panelled walls and window to rear.



Stairs to Second Floor

Bedroom Two with three large storage cupboards in the eves and some exposed beams, window to rear.

Gardens and Outside

To the front formal metal railings with area for pot plants frame the facade. Good size rear courtyard garden for alfresco dining.

Tenure Freehold.
Council Tax Band B.

Services

Mains electric, mains water and drainage. Mains gas.

Agents Note

The property is being marketed for a Rendells employee.

Energy Performance Certificate

Energy rating D.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX.

Directions

From Totnes or Exeter take the Buckfastleigh turn off on the A38. Proceed past the cafe on the left hand side and take the left turn at the mini roundabout. Proceed along Dart Bridge Road past the petrol station, and take the next turning right into Elliot Plain, drive to the end of Elliot Plain, turn right into Station Road and park in the car park on the right hand side. Bridge House is at the end of Elliot Plain on the right hand side.

What3Words:

Whisker.loving.radically



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 74.9 sq m / 806 sq ft
(Including Eaves Storage)

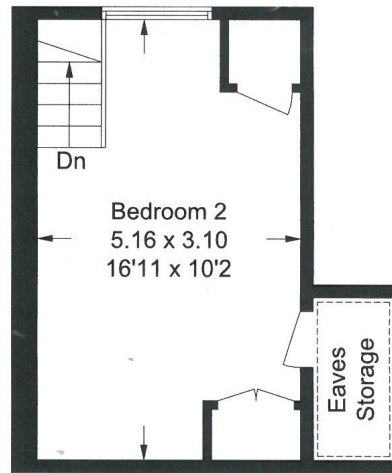
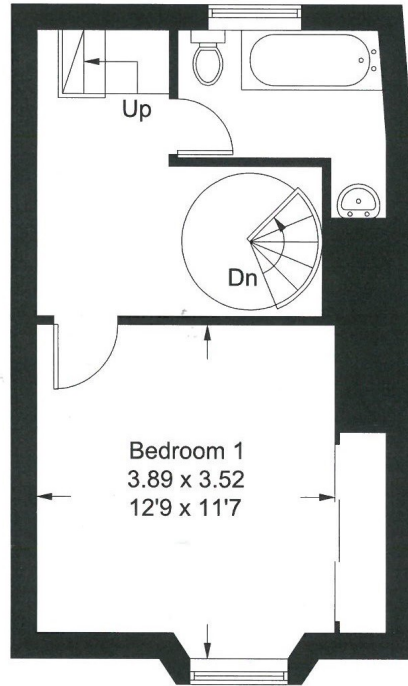
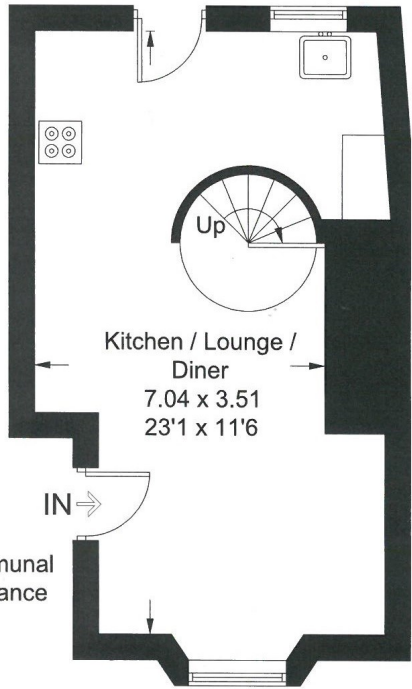


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1080896)



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