



Connells

Bossell House Bossell Park
Buckfastleigh



Property Description

This spacious Ground Floor Flat is located in the peaceful scenic town of Buckfastleigh. The Victorian house, which has been converted, offers a blend of character and convenience. The Flat comprises a Living Room, Kitchen, Two Bedrooms, Bathroom and a Communal Garden. There is laminate flooring throughout, except the Kitchen and Bathroom.

The property is ideally located in the heart of Buckfastleigh, a historic town on the edge of Dartmoor National Park. The town has a range of amenities including shops, pubs, restaurants and schools. The town is also home to Buckfast Abbey, a Benedictine monastery with beautiful gardens.

The town is well connected by road and rail, with easy access via the A38 to Exeter and Plymouth and the nearby Totnes railway station.

Bossell House is a perfect opportunity for First Time Buyers or Investors, or anyone looking for a comfortable home in a convenient and charming location.

Front Of The Property

One allocated parking space with visitor parking spaces available. There is a coded entry into the communal hallway. Satellite dish to the property.

Entrance

There is a large communal hallway with an inner door that provides an entrance lobby to the flat with a doorbell to the flat.

Hallway

From the hallway, entrance into the flat is via a main door into small lobby and then through the inner door to the hallway which has newly installed new night storage heater, overhead storage and laminate flooring.

Living Room

11' 3" max x 18' 7" max (3.43m max x 5.66m max)

Dual aspect double glazed windows, feature fireplace, newly installed night storage heater and laminate flooring.

Kitchen

8' 7" max x 7' 9" max (2.62m max x 2.36m max)

Double glazed window, wall and base units, electric hob, oven, one bowl stainless steel sink/drainer, space for fridge/freezer, space for washing machine.

Bedroom One

8' 7" max x 12' 8" max (2.62m max x 3.86m max)

Dual aspect double glazed windows, overhead storage cupboard with shelf and hanging rail beneath wall mounted electric heater and laminate flooring.

Bedroom Two

6' 4" max x 12' 4" max (1.93m max x 3.76m max)

Double glazed window, wall mounted electric heater and laminate flooring.

Bathroom

Bath with electric shower over, wash hand basin, WC, airing cupboard.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/NAB311872](https://www.connells.co.uk/Property/NAB311872)

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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