



4 Buckfast Close



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Buckfast, Buckfastleigh, TQ11 0EW

Totnes 6.4 miles; Exeter 23 miles; Plymouth 22 miles

Spacious 4 bedroom detached bungalow with large gardens, ample parking and versatile outbuilding in a quiet location. No onward chain.

- Spacious 4-bedroom detached bungalow
- Large lounge and open-plan dining area
- Versatile study, ideal for remote work or 4th Bedroom
- Detached outbuilding with planning permission for Accommodation
- Bright sunroom with garden views
- Master bedroom with en-suite bathroom
- Expansive wrap-around gardens with patios
- Ample driveway parking for multiple vehicles for Accommodation

Offers In Excess Of £550,000

SITUATION

Buckfast Close is a private road, shared with just three other detached properties, not far from the famous Abbey at Buckfast. The A38 can be easily accessed at Dart Bridge bringing the two Devon cities of Plymouth and Exeter, with the M5 motoring link, within easy commuting distance.

The nearby towns of Buckfastleigh (1 mile), Ashburton (2 miles) and Totnes (6 miles) each offer a range of shops and amenities including a mainline railway station at Totnes. Buckfast Close lies within the southern boundary of Dartmoor National Park and the picturesque Hembury Woods are just a few minutes drive away.

DESCRIPTION

A spacious 4-bedroom detached bungalow located in the peaceful surroundings of Buckfast. This well-appointed home seamlessly blends comfortable living with outdoor enjoyment, featuring bright, open living spaces and a sunroom overlooking the expansive wrap-around gardens.

The property also boasts a versatile outbuilding with planning permission, offering significant potential for additional accommodation or income generation. With beautifully maintained gardens, multiple patios, and a large driveway, this bungalow is a perfect retreat for those seeking space, versatility, and a serene lifestyle.



ACCOMMODATION

Entering the property through the inviting sunroom, you're immediately welcomed by a bright and airy space, perfect for enjoying garden views year-round. This leads directly into the large, comfortable lounge, where natural light floods in through large windows, creating a warm and inviting atmosphere.

From the lounge, you move seamlessly into the heart of the home—the well-equipped kitchen, which opens into a spacious dining area. This space is ideal for family meals and entertaining, with plenty of room for a large dining table and additional seating.

The master bedroom, located off the main hallway, is generously proportioned and features an en-suite bathroom for added privacy and convenience. Two additional bedrooms offer ample space for family or guests, and both are served by a well-appointed family bathroom. A study or bedroom is also accessible from the hallway, providing a quiet spot for work or hobbies, making the layout both functional and flexible.

OUTSIDE

The property is surrounded by beautifully maintained wrap-around gardens, featuring various patios ideal for outdoor dining, relaxation, or entertaining. There are well-established vegetable patches for those with a green thumb, and a greenhouse for year-round gardening. The gardens provide a serene setting with plenty of space for both recreation and relaxation.

The large driveway offers parking for multiple vehicles and leads to a substantial detached outbuilding, currently used as a workshop with upstairs storage and home office space. This outbuilding comes with planning permission, offering the potential to convert it into an ancillary dwelling. Whether you envision it as additional living space for multi-generational family members, a guest house, or an income-generating rental, this outbuilding adds significant versatility to the property.

SERVICES

All mains services connected. Major mobile and ultrafast broadband providers available.

DIRECTIONS

Travelling south of the A38 towards Plymouth take the Buckfastleigh/Totnes exit at Dart Bridge. At the end of the slip road turn right and on reaching the mini-roundabout take the second into Buckfast Road, the entrance to Buckfast Close will be found on the left shortly after the Abbey Inn.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	76
EU Directive 2002/91/EC			

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Approximate Area = 1954 sq ft / 181.5 sq m
 Garage = 861 sq ft / 80 sq m
 Total = 2815 sq ft / 261.5 sq m
 For identification only - Not to scale

Garage Ground Floor
 Double Garage
 6.86 x 6.73m
 22'6" x 22'1"

Garage First Floor
 4.27 x 2.54m
 14' x 8'4"
 4.72 x 2.82m
 15'6" x 9'3"

Ground Floor
 Bedroom 1: 6.60 x 3.51m (21'8" x 11'6")
 Bedroom 2: 3.73 x 3.05m (12'3" x 10')
 Bedroom 3: 3.10 x 3.00m (10'2" x 9'10")
 Bedroom 4: 3.23 x 3.10m (10'7" x 10'2")
 Kitchen: 6.05 x 2.87m (19'10" x 9'5")
 Utility: 4.50 x 2.87m (14'9" x 9'5")
 Dining Room: 4.57 x 4.22m (15' x 13'10")
 Sitting Room: 6.32 x 4.27m (20'9" x 14")
 Sun Room: 6.22 x 2.87m (20'5" x 9'5")

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nhtecom 2024. Produced for Stags. REF: 1169328