



32 OAKLANDS PARK, BUCKFASTLEIGH TQ11 0BW





## 32 OAKLANDS PARK BUCKFASTLEIGH TQ11 0BW

A modern semi-detached property offering an impressive blend of space, style, and functionality, making it ideal for families or professionals. Enhanced by a thoughtfully designed extension, the home boasts fabulous open-plan living areas perfect for entertaining and everyday comfort.

The interior is bright and airy, with a flexible layout that includes well-sized bedrooms and ample storage throughout. The highlight of the property is the superb extension, seamlessly integrating indoor and outdoor living, with direct access to the rear garden. This outdoor space provides a private retreat for relaxation or entertaining, with plenty of scope for personalization.

The property also offers off-road parking and a garage. Set in a quiet residential area, the property is conveniently located close to schools, local amenities, and transport links, offering both practicality and a peaceful lifestyle.



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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Head in through the front door to the welcoming ENTRANCE PORCH, offering space for coats and shoes. Step into the LIVING ROOM, featuring a large window to the front that fills the room with natural light. The modern décor and open-plan design create a warm and inviting space, perfect for relaxing or entertaining.







The dining room flows from the living room and offers further light and bright space. With direct access to the rear garden through sliding patio doors, it effortlessly combines indoor and outdoor living.









The KITCHEN/BREAKFAST ROOM is both stylish and functional, featuring sleek cabinetry, ample worktop space, and integrated appliances. A convenient breakfast bar offers a casual dining option, while large windows and garden access provide plenty of natural light.



The property boasts four well-proportioned bedrooms, offering versatility for family living. The MAIN BEDROOM enjoys some far reaching views, while the other rooms are perfect for children, guests, or as home offices. A GROUND FLOOR BEDROOM provides added flexibility for multi-generational living or for a study or home/office.









The FAMILY BATHROOM is modern and well-appointed, fitted with a curved panelled bath with an overhead shower, WC and wash hand basin. A large window ensures plenty of natural light, creating a bright and fresh space. There is a second WC downstairs.









# *Outside*

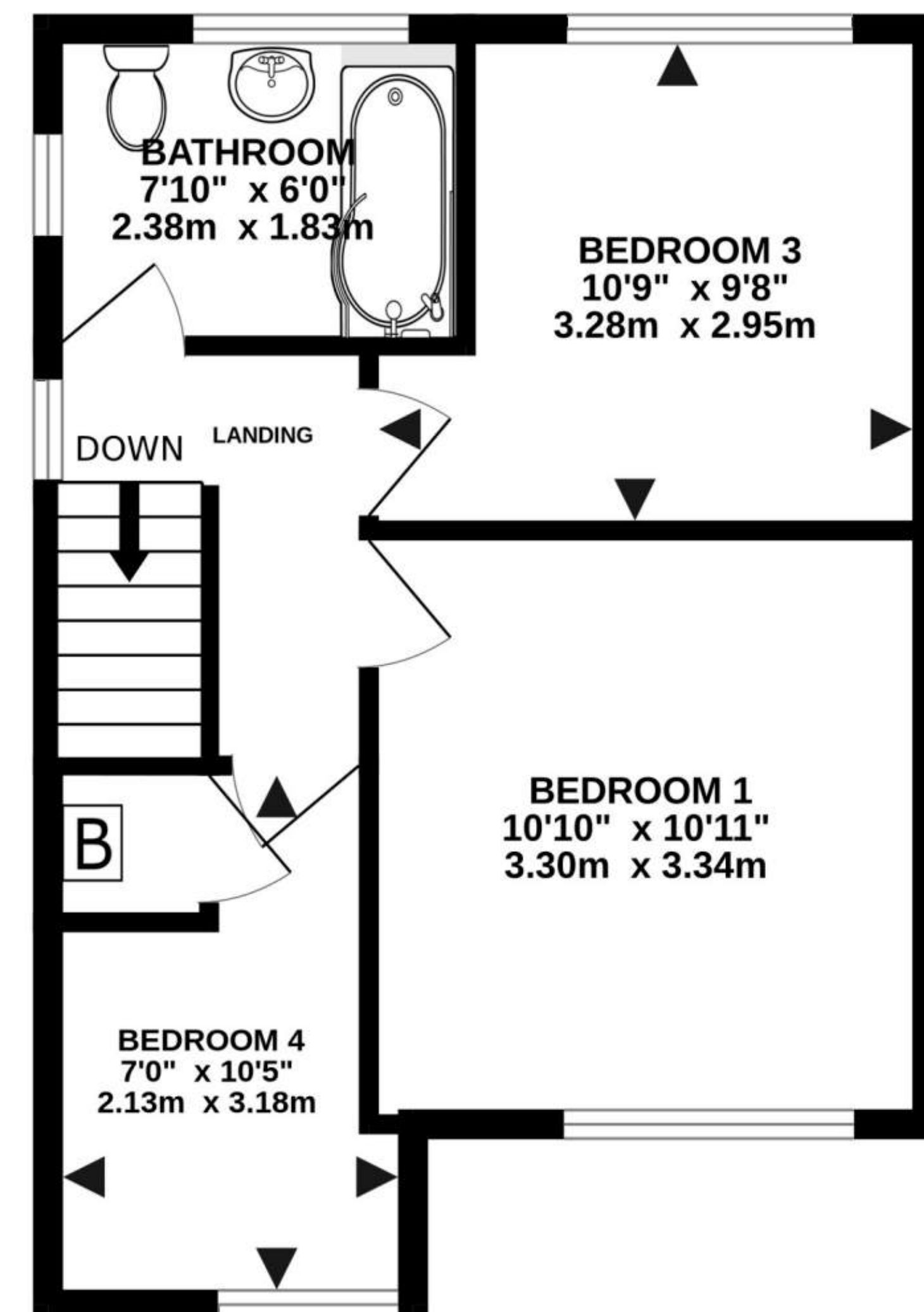
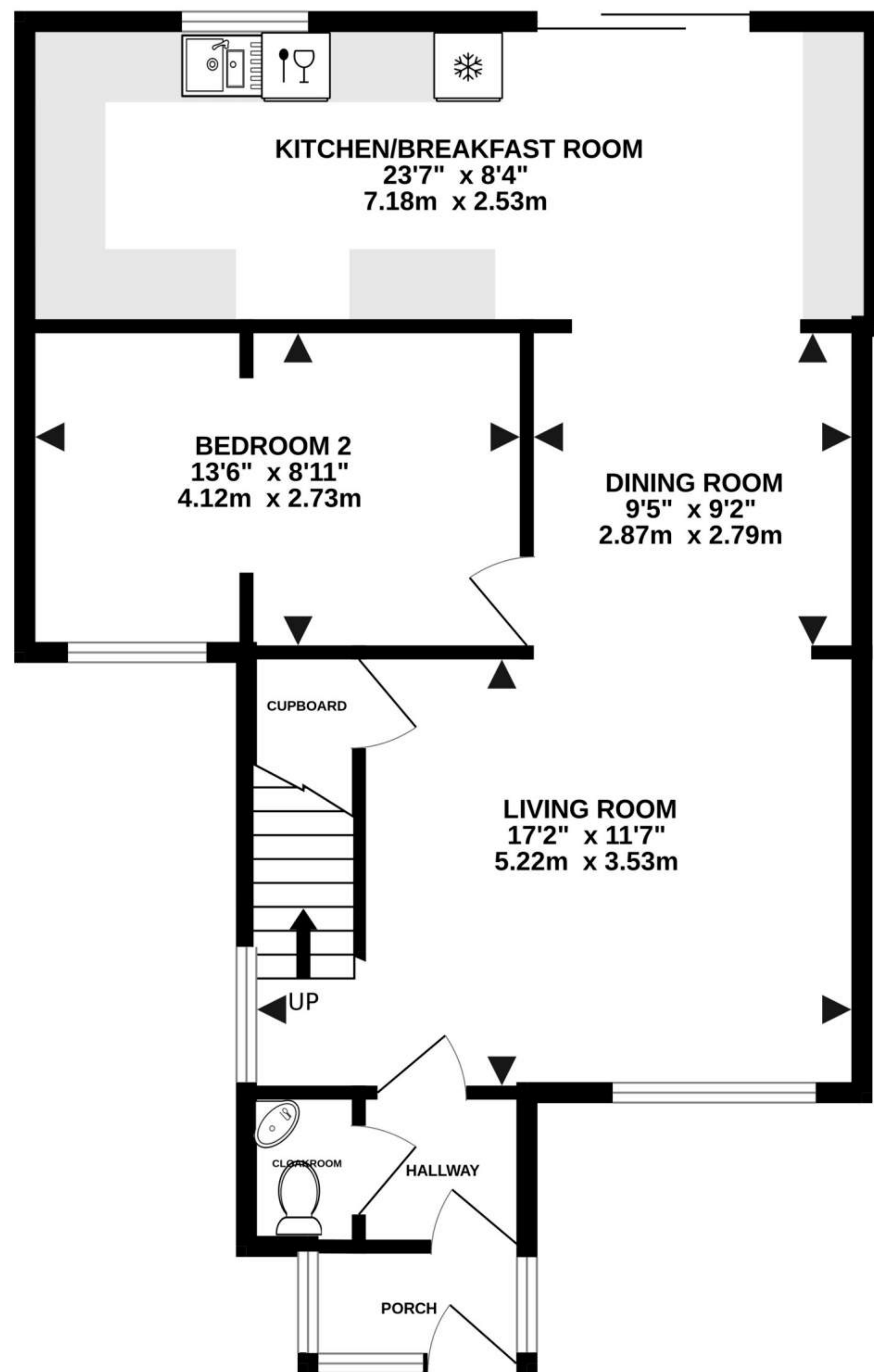
The spacious and enclosed rear garden offers a fantastic outdoor retreat, featuring paved patio areas ideal for alfresco dining or summer barbecues. A large, level lawn provides ample space for family activities or relaxation, while a garden shed offers convenient storage solutions.

The property also benefits from a single garage and off-road parking for up to four vehicles, combining practicality with plenty of outdoor enjoyment for modern family living.





*Floorplans*





# Key Facts for Buyers

**TENURE** - Freehold.

**COUNCIL TAX BAND** - C

**EPC** - C

## **SERVICES**

The property has all mains services connected and Gas fired central heating.

## **BROADBAND**

Superfast Broadband is available but for more information please click on the following link - [\*\*Open Reach Broadband\*\*](#)

## **MOBILE COVERAGE**

Check the mobile coverage at the property here - [\*\*Mobile Phone Checker\*\*](#)

## **MORE INFORMATION FOR BUYERS**

For more information on this property, please click the link below.:

### **Property Report - Key Facts for Buyers**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

## **VIEWINGS**

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - [hello@sawdyeandharris.co.uk](mailto:hello@sawdyeandharris.co.uk)

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.



DETAILS PREPARED NOVEMBER 2024

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only



## About... Buckfastleigh

The town of Buckfastleigh, is on the south-eastern edge of Dartmoor. It is a small and interesting market town and originally an important wool centre. The town has a full range of facilities and amenities, including a primary school, churches, Co-op store, pharmacy, greengrocers, cafes, health centre and swimming pool are all within walking distance of the cottage.

The immediate area has several important visitor attractions including Buckfast Abbey, the South Devon Railway, the Butterfly Farm and Otter Sanctuary, and the Valiant Soldier, formerly a Dartmoor pub and now a museum with a fifties theme. Buckfastleigh Church is at the heart of some of Dartmoor's ghostly legends, one of which was the inspiration for Conan Doyle's The Hound of the Baskervilles.

The area is host to a wide choice of recreational activities with Dartmoor on the doorstep, the coast within easy reach and both Plymouth and Exeter easily accessible. The historic Elizabethan town of Totnes is within about 6 miles and has a mainline railway station offering services to Plymouth, Exeter and on to Bristol, Cardiff and London.









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or call the Sawdye & Harris team on 01364 652652





