



1 CROPPINS CLOSE, BUCKFASTLEIGH TQ11 0EY



I C R O P P I N S C L O S E
B U C K F A S T L E I G H
T Q U I O E Y

This charming three-bedroom end-of-terrace home sits on the edge of Buckfastleigh and offers comfortable living with modern conveniences and excellent transport links.

Upon entering the property, you're welcomed into well laid-out space featuring well-proportioned rooms ideal for family living. The property benefits from plenty of parking, making it convenient for homeowners and visitors alike.

At the rear, a private walled courtyard garden provides a low-maintenance outdoor space – perfect for relaxation, outdoor dining, or entertaining.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652

HELLO@SAWDYEANDHARRIS.CO.UK





The LOUNGE offers a bright and inviting space featuring wood-effect laminate flooring for a modern and low-maintenance finish. There is a double-glazed window to the side, while a double-glazed door provides direct access to the private rear courtyard. Additionally, the convenience of a ground-floor WC adds further practicality to home.

The KITCHEN/DINING ROOM offers a well-fitted space designed for both practicality and style. It features a range of wall and floor-level units with roll-top work surface and a stainless steel sink with mixer tap and drainer. There is ample space for appliances, including a range cooker, dishwasher, and fridge/freezer. The room is filled with natural light from the double-glazed windows on both the front and side elevations. The wood-effect laminate flooring seamlessly flows into this space, creating a cohesive and modern look, combined with the recessed spotlights. This kitchen/dining area offers a functional and inviting environment, perfect for everyday use and entertaining.





To the first floor are three bedrooms all offering bright and light accommodation. BEDROOM ONE sits to the front elevation, with BEDROOM THREE adjacent. BEDROOM TWO has windows to the rear elevation.





The FAMILY BATHROOM is well fitted and comprises a white suite off a panelled bath with shower mixer tap, low level WC and pedestal wash hand basin. There is a modesty glazed window tot the front.



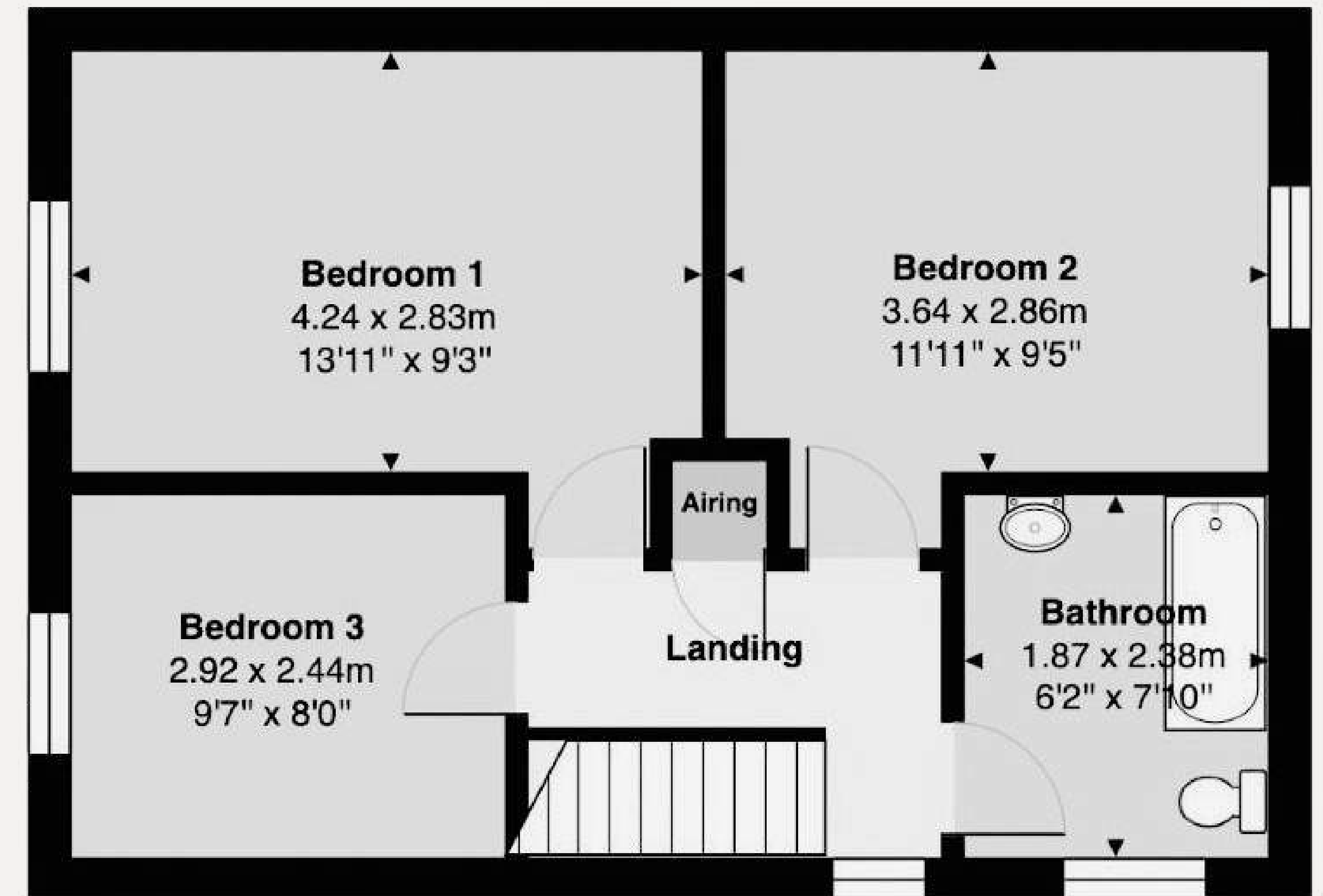
Outside

Externally, the garden is laid out in two areas. To the rear is a level, walled courtyard offering private and secure area for relaxing or is ideal for children to play in. To the front is a area of lawn with a path alongside which leads to the front door of the property.

Adjacent is the private car parking area, offering spaces for 3-4 cars.



Floorplans



NOT TO SCALE
FOR IDENTIFICATION PURPOSES ONLY

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

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.

BUYERS INFORMATION

A Buyers Information Pack (BIP) is available for this property. Please contact the agents to obtain your copy.

This property is "SALE READY" with a Reservation Agreement available through Gazeal. the UKs NO 1. provider of Reservation Agreements.

Gazeal provides a faster and more secure home moving process which is recommended by Government in their How to Sell & Buy Guides. Our unique Reservation process provides a Commitment to the terms agreed by the Buyer and the Seller, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed. - read more here - <https://www.gazeal.co.uk/buyers>

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - 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 DECEMBER 2024

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.









SCAN ME to book a viewing
or call the Sawdye & Harris team on 01364 652652

