



40 PLYMOUTH ROAD, BUCKFASTLEIGH



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BUCKFASTLEIGH
TQ11 0DG

Situated on the fringe of Buckfastleigh, this property has been well maintained and much-improved by the current owners. Comprising a detached bungalow set on a large plot, the property has bright and welcoming interiors, as well as easy, single-level living in an accessible location.

The accommodation includes two double bedrooms, a spacious living room filled with natural light, a modern fitted kitchen, and a contemporary shower room. The gardens wrap around the property, offering multiple areas to relax and enjoy the outdoors. There is driveway parking and a single garage.



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The LOUNGE enjoys views over the rear garden through two, double glazed windows, filling the space with natural light. A feature stone-effect fireplace with timber display shelving houses a Living Flame gas fire, creating a cosy focal point. The exposed wooden flooring enhances the sense of space, while the square bay window provides the perfect spot for a dining table or additional seating.







The well-appointed kitchen is stylish and functional, and is fitted with a range of solid wood-effect shaker-style units complemented by sleek, dark granite-effect worktops. A striking mosaic tile splashback adds a contemporary touch, while the integrated electric hob and oven are neatly positioned for ease of use.



There are TWO BEDROOMS - Bedroom One sits to the rear with a large window giving a great vista across the rear garden. Bedroom Two has a double glazed window to the front elevation and an outlook over the front garden. There is also a rear utility area where the gas fired central heating boiler is fitted. An an under croft/cellar under the house which offers further storage space.



The SHOWER ROOM has been stylishly finished with contemporary tiling and is fitted with a fully tiled walk-in shower enclosure with sliding glass doors and a modern rainfall shower with additional handheld attachment, all set against striking mosaic wall tiles. A chrome heated towel rail adds a touch of luxury, while the double glazed window brings in natural light and ventilation.





The gardens are a real highlight of the property — a generous, enclosed space offering both privacy and versatility. A well-maintained level area, laid to tarmac, provides excellent space for seating or recreation, while a large lawn extends down to the river, creating a tranquil and picturesque backdrop.

Outside

A raised, low-maintenance decked patio to one side offers the perfect spot for outdoor dining or relaxing in the sunshine. The garden is fully enclosed with secure fencing, making it ideal for children and pets.

To the front, electronically operated gates provide access to a garage and ample off-road parking. There is also an additional lawned area, enhancing the property's kerb appeal and adding further outdoor space.

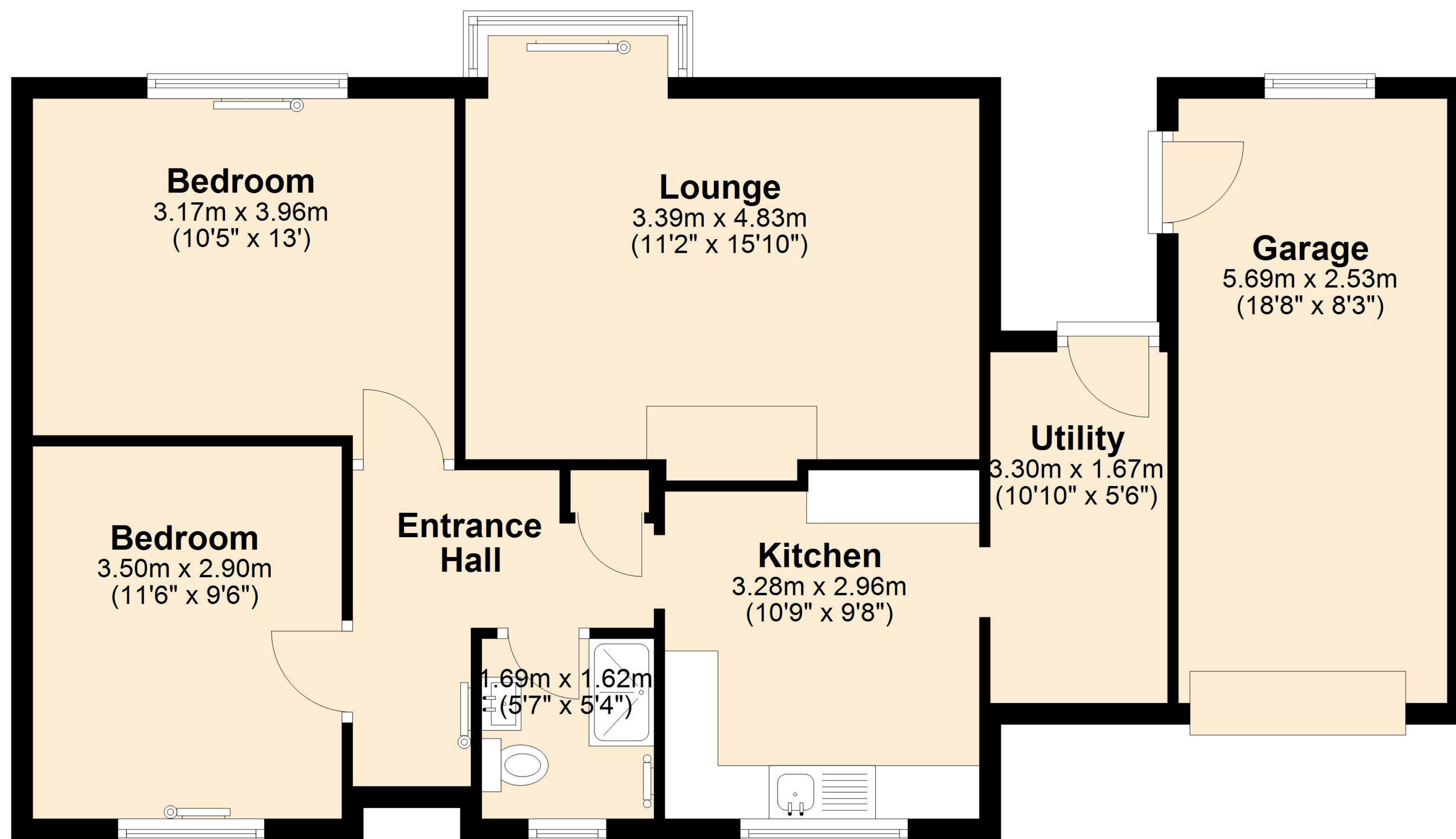
These thoughtfully designed gardens offer an ideal setting for family life, entertaining, or simply enjoying the outdoors in a peaceful and scenic location.



Floorplans

Ground Floor

Approx. 80.8 sq. metres (870.2 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)

Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - D

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

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 APRIL 2025

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.





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

