



FAIRHOLME, TWO TIMBERS ROAD, BUCKFASTLEIGH



FAIRHOLME
TWO TIMBERS ROAD
BUCKFASTLEIGH
TQ11 0DS

A two bedroom detached bungalow ripe for renovation set on a good sized plot in a rural position on the edge of Buckfastleigh.

Lounge | Kitchen | Dining Room

Two Bedrooms | Bathroom | Garden | Garage and plenty of Parking



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Head in to the property through the FRONT DOOR and into the lovely wide ENTRANCE HALL with loft hatch access and storage to one side. The main rooms are all accessed off here.

The LOUNGE sits to one side and offers a large aluminium framed double glazed window to the front elevation and a further window to the side - it's a lovely big space with exposed board floors and a tiled fireplace.







The KITCHEN has a stable door leading to outside as well as a double glazed window with views to the rear garden. The space offers a single sink and drainer with cupboard under, space and plumbing for a washing machine, under counter space for fridge and freezer, open display shelving to one side, as well as space for a range cooker.





The DINING ROOM also sits to the rear with a double glazed window overlooking the gardens, again this space has exposed timber floorboards and breakfast hatch leading to the kitchen.

There are TWO BEDROOMS, both being great sizes. BEDROOM ONE sits to the front elevation with aluminium framed window, exposed timber floorboards, a lovely light outlook.

BEDROOM TWO sits to the rear of the property again enjoying those lovely glimpses of the garden, and with double glazed window to the rear elevation.



The BATHROOM has been renovated with a curved ended bath with shower over, wash hand basin set in a cabinet style vanity unit, and modesty glazed window as well as a door to the old airing cupboard with slatted shelving ideal for storage space. There is a separate WC.



A great selling point of this property is the LARGE LOFT space with a pull down ladder. To one side there is an area which was used by the previous owners as a dark room as well as having light and being partially boarded.



Outside

Timber gates open to a DRIVEWAY with parking for plenty of cars to the front of the GARAGE. To one side is a large lawned area edged with a rose border and mature shrubs and trees to the other side. A path leads to the side of the property passing a raised bed and composting area - again with lawn to one side.

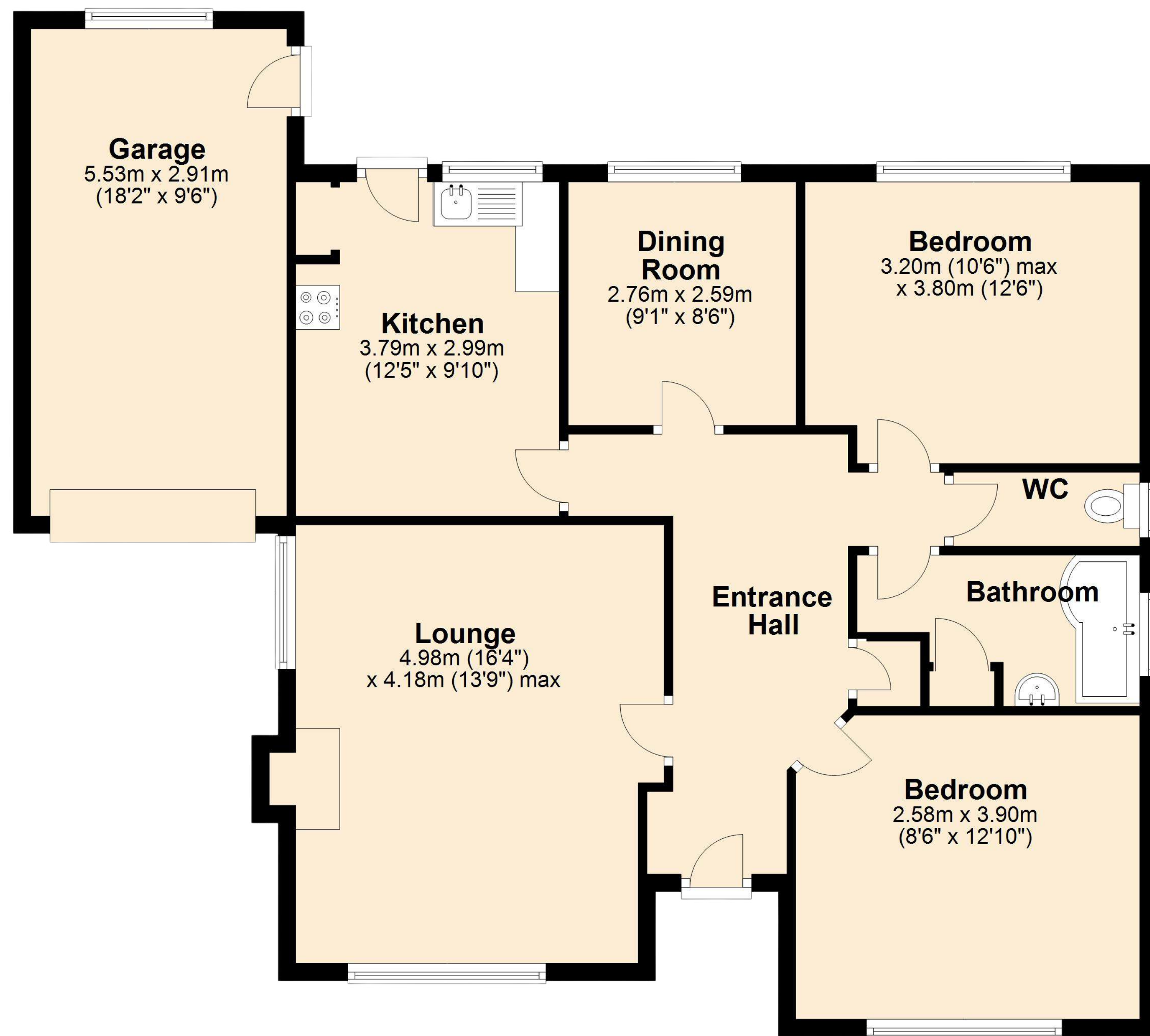


The rear garden has a patio area adjacent to the property. For the keen gardener there is a blank canvass to create your own glorious space. There is also a greenhouse and timber storage shed.





Floorplans



Key Facts for Buyers

TENURE - Leasehold.

The property is held on Title Number DN5061 . Held on a 1000 year lease from 24th June 1803. The terms expires on 24th June 2803 and there are 779 years remaining on the term.

COUNCIL TAX BAND - D

EPC - D

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



Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services then we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £20 per person. This is not a credit check so it will have no effect on your credit history.

THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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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

