



The Bungalow, Buckleys Harraton, Modbury PL21 0SU

A 3 bedroom detached bungalow, well proportioned with garden and parking area.

Guide Price £175,000

RENDELLS

The Bungalow, Buckleys Harraton,

Modbury, PL21 0SU

A 3 bedroom detached bungalow, being of nonconventional build with a fenced garden and parking area.

Situation:

Harraton is a small hamlet being only 1 mile outside of Modbury which is a picturesque Georgian town situated in an 'Area of Outstanding Natural Beauty', and is only about 4 miles from the nearest beach. There is a good range of local shops including a butcher, baker, grocers, hardware store, chemist, delicatessen and a number of gift shops and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery and a mobile library. For more comprehensive shopping, Kingsbridge is 5 miles to the South and Plymouth is about 12 miles to the West. Harraton is on the main bus route and is less than 5 miles south of the A38. Nearby there are cliff top and coastal walks, other beaches and coves, with sailing at Salcombe and Newton Ferrers, 18 hole golf courses at Thurlestone and Bigbury and Dartmoor National Park 5 miles to the North.

Key Features:

- **A clean & tidy bungalow**
- **Rural location**
- **3 bedrooms**
- **Fenced garden**
- **Parking & turning area**

Accommodation:

Kitchen & Sitting Room:

An open plan room with dual aspect. Stainless steel sink and solid wooden units, electric cooker plumbing for a washing machine and a rear door to the rear garden. The sitting room has space for a large sofa and kitchen table with an electric fire, tv connections and broadband.

Bedroom 1:

A corner double bedroom with window to the side of the property.

Bedroom 2:

A front double bedroom with window overlooking the side of the property.

Bedroom 3:

A single bedroom to the rear overlooking the raised lawn area.

Bathroom & Separate WC:

A clean and modern white suite with bath and pedestal sink, fully tiled. There is a separate WC.

Outside:

To the front is a raised fenced garden mainly to grass with a mature hedgerow to the north. A large gravelled area provides parking and a turning area. To the side is a further raised lawned area with outside WC and a solid wooden panelled fence.



General Remarks & Stipulations:

Tenure:

Freehold with vacant possession.

EPC:

Band E (47)

Score	Energy rating	Current	Potential
92+	A		1031A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Services:

Mains Electricity, Mains Water, shared Septic Tank with drainage system (recently maintained).

Construction:

Being once a timber clad building the property was modernised with brick and block external walls with uPVC windows and doors, soffits and rainwater goods.

Local and Planning Authority:

South Hams District Council.

Wayleaves, Easements:

The property is sold subject to any Rights of Way, Wayleaves, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

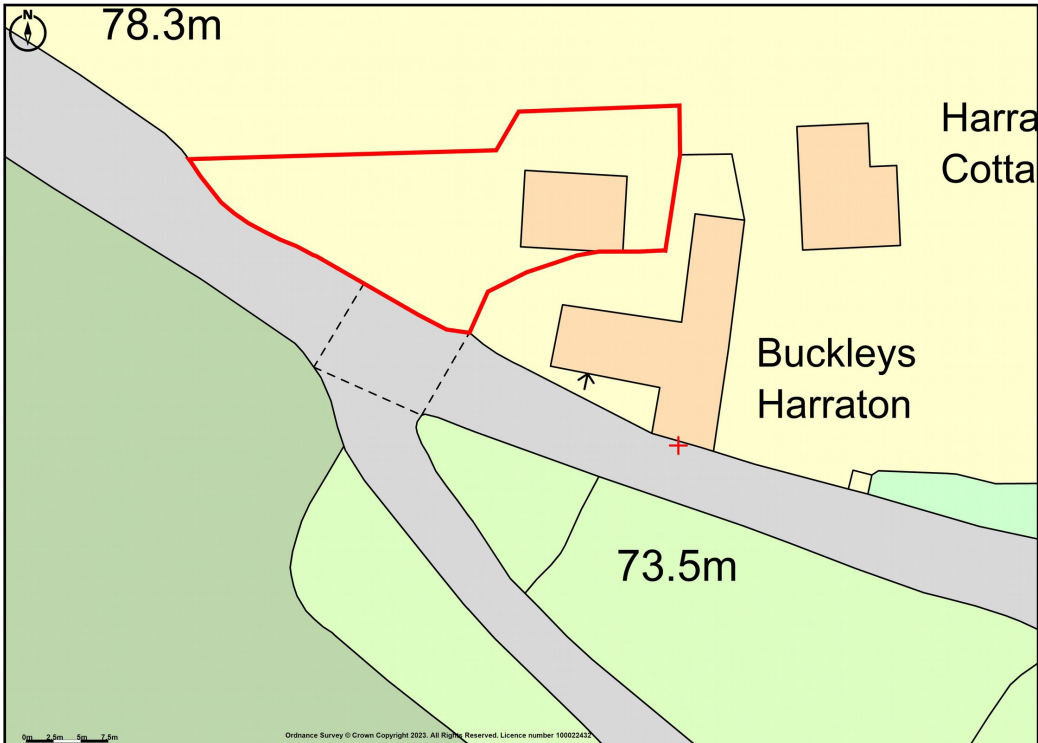
A list shall be provided upon acceptance of an offer.

Plans & Maps:

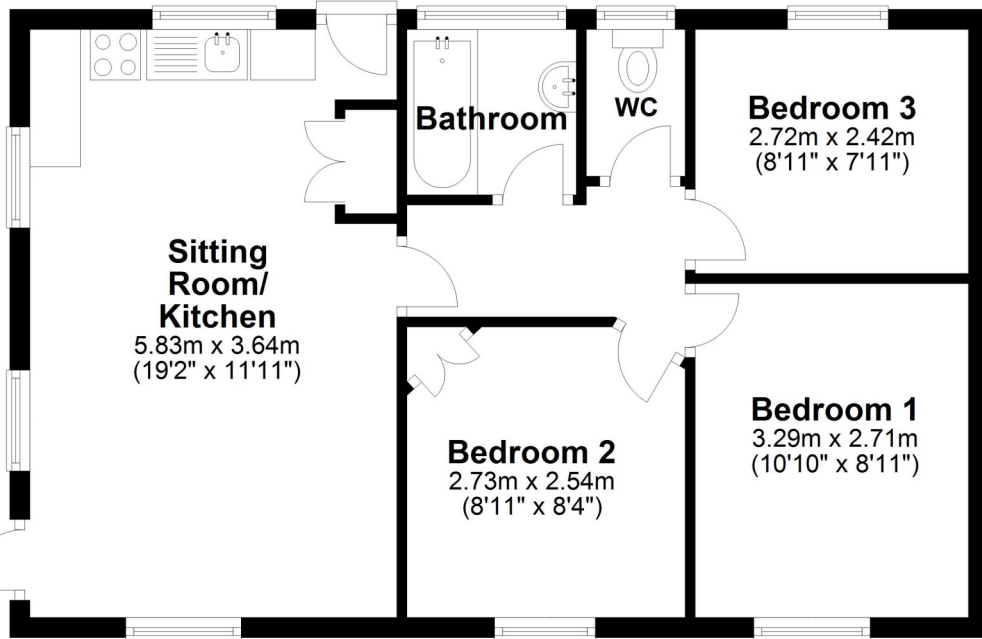
Not to scale for identification purposes only. Promap Ordnance Survey reproduced with permission of HMSO (c) Crown copyright, all rights reserved. Licence number 100025692

Viewing:

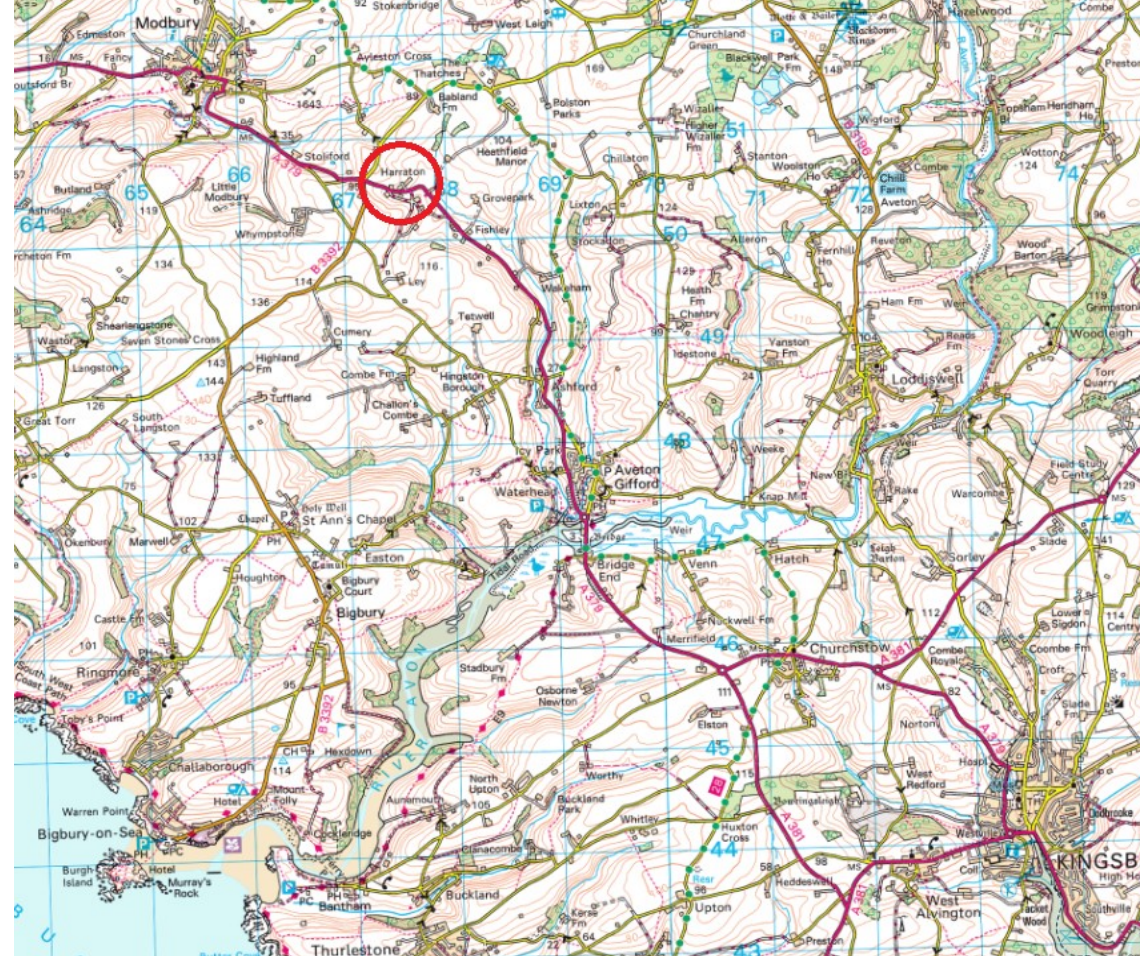
Strictly telephone appointment only through Rendells Estate Agents,
Tel: 01626 353881 Email: land@rendells.co.uk



Ground Floor
Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 54.3 sq. metres (584.8 sq. feet)



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

