



14 FULLAFORD PARK, BUCKFASTLEIGH

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BUCKFASTLEIGH • DARTMOOR



A stylishly upgraded detached home offering flexible living space, landscaped gardens and generous driveway parking – perfectly positioned on the edge of Dartmoor.

Set within the sought-after Fullaford Park development, this beautifully presented home has been thoughtfully improved to meet the needs of modern living. A newly installed contemporary kitchen and refreshed bathrooms bring a cohesive, high-quality finish throughout, while the former garage has been professionally converted to create valuable additional studio or home office space.

Outside, the landscaped gardens have been designed for ease and enjoyment, complemented by ample driveway parking to the front. The result is a home that feels refined, versatile and complete – ready to move straight into and enjoy from day one.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

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✦ KEY FEATURES ✦

Stylish detached home within a popular residential development

Professionally converted garage creating valuable studio/office space

Newly fitted contemporary kitchen

Updated bathrooms with modern finishes

Three well-proportioned bedrooms

Flexible additional reception/studio room

Landscaped, low-maintenance gardens

Generous driveway parking

Elevated position with pleasant outlook

Ready to move straight into

Convenient access to A38, Totnes and Dartmoor





MONDAY
TUESDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
SUNDAY
Orange

Welcome



This is not simply a modern detached house — it is one that has been thoughtfully elevated.

From the moment you step inside, the care and investment are evident. Clean architectural lines, carefully chosen finishes and a natural flow between spaces create a home that feels calm, contemporary and effortlessly liveable.

The space has been designed for both everyday life and entertaining. The principal sitting room is bright and inviting — a generous space that anchors the home and offers comfort without compromise.





The kitchen has been newly installed and forms a true focal point. Contemporary cabinetry, integrated appliances and generous preparation space combine to create a room that is both functional and refined. It connects seamlessly with the dining area, allowing the space to expand for gatherings while remaining practical for daily routines.







The bedrooms are well-proportioned and beautifully presented, each offering a sense of light and comfort.

The bathrooms have been stylishly updated in a clean, contemporary finish — thoughtfully detailed and cohesive with the rest of the home.

There is nothing to modernise, nothing to reconfigure, nothing to compromise. Simply move in.







Outside

The gardens have been landscaped with intention.

Low-maintenance yet attractive, the outdoor space offers areas for seating, dining and relaxation without the burden of heavy upkeep.

Whether hosting friends, enjoying a quiet evening or simply appreciating the elevated outlook, the garden feels private and manageable — a rare balance.

To the front, the generous driveway provides ample parking — practical, valuable and often overlooked until you need it.





The former garage has been professionally converted, transforming the way this home functions. This additional room adds genuine versatility and elevates the property beyond comparable homes in the development. It provides separation when needed — yet remains fully integrated into the overall layout. This is space that adapts as life evolves.

Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - E

EPC - C

SERVICES

The property has all mains services connected and is heated by way of a gas fired central heating system.

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 -

[Key Facts for Buyers - click here](#)

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 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 £30 plus VAT 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.

If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

★ TRANSACTION READY ★



This property is offered Transaction Ready with a HIPLA Digital Legal Pack prepared from day one.

What this means for you:

- ✓ Move faster – legal documents ready before you make an offer
- ✓ Greater confidence – key information available upfront
- ✓ Fewer delays – pre-prepared pack reduces conveyancing hold-ups
- ✓ Smoother process – your solicitor can start work immediately

What's included:

The pack includes official HM Land Registry documents, completed Property Information Forms, and essential legal documentation – all securely prepared and ready to share with your conveyancer.

THE RESULT?

A faster, smoother property purchase with fewer surprises and less waiting around.

Ask about viewing the Digital Legal Pack before making your offer.

Transaction Ready through HIPLA Digital Legal Pack



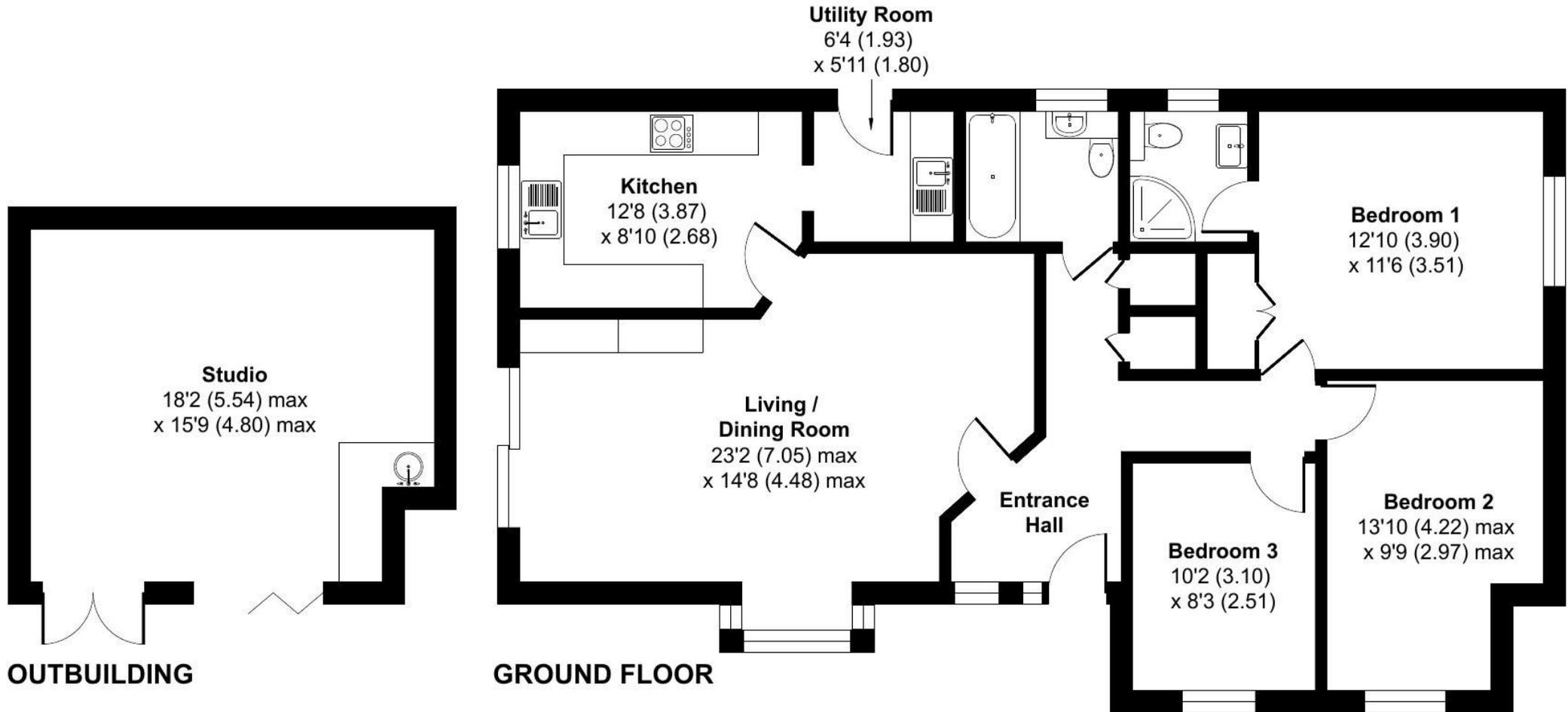
Fullaford Park, Buckfastleigh, TQ11

Approximate Area = 1055 sq ft / 98 sq m

Outbuilding = 276 sq ft / 25.6 sq m

Total = 1331 sq ft / 123.6 sq m

For identification only - Not to scale

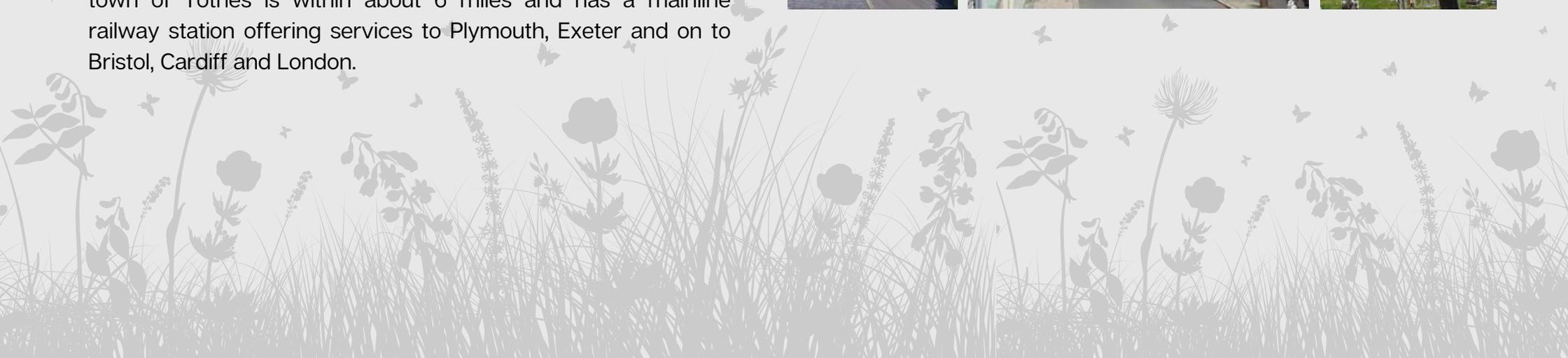


About... Buckfastleigh

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.





I4 FULLAFORD PARK

BUCKFASTLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01364 652652 |
Email: hello@sawdyeandharris.co.uk

