



9 CROPPINS CLOSE, BUCKFASTLEIGH



9 CROPPINS CLOSE

BUCKFASTLEIGH • DARTMOOR



9 Croppins Close is a well-presented three-bedroom mid-terrace home with enclosed garden and allocated parking, positioned within a popular residential development in Buckfastleigh.

Arranged over two floors, the property offers balanced and easy-to-live-in accommodation, including a comfortable sitting room and a kitchen/dining space opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms alongside a family bathroom.

The property enjoys a pleasant position, with the rear garden backing onto the River Mardle, creating a more peaceful and attractive outlook.



SAWDYE & HARRIS
THE DARTMOOR OFFICE

01364 652652
HELLO@SAWDYEANDHARRIS.CO.UK



Welcome



Stepping through the front door, the entrance hall provides a practical and welcoming introduction, with useful storage and a ground floor cloakroom.

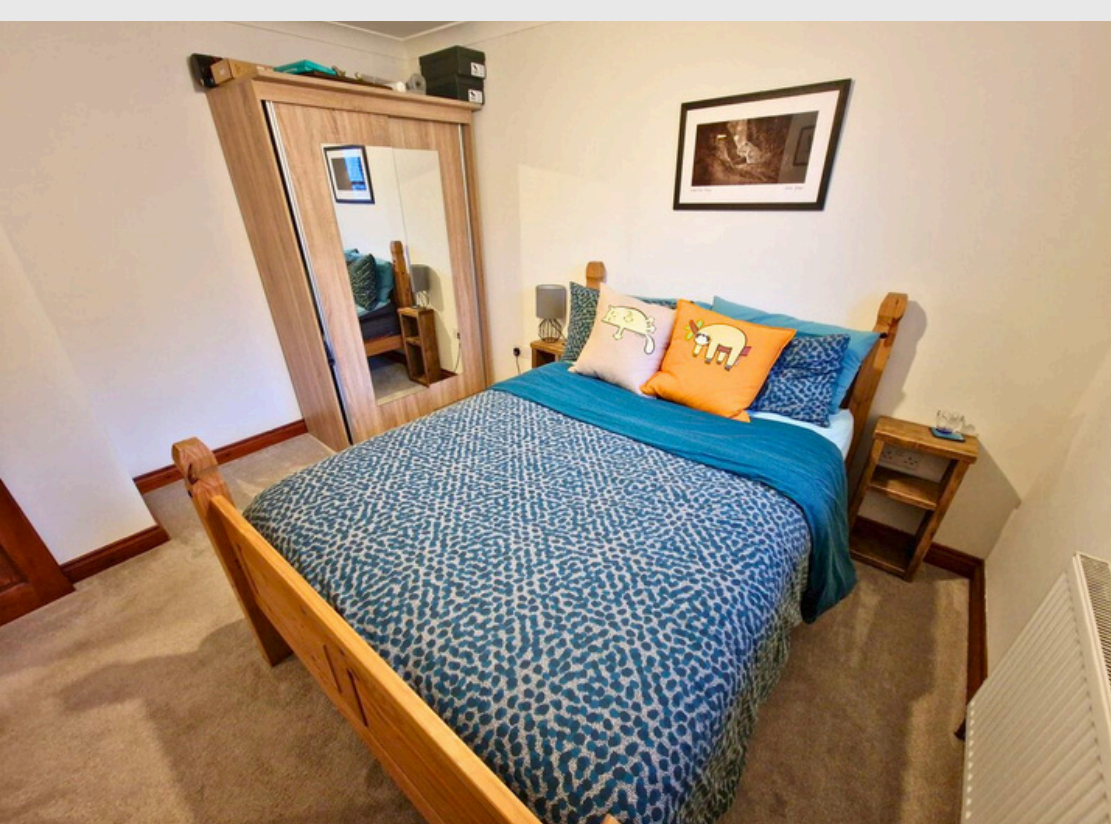
To the front, the sitting room is a calm and comfortable space, with good natural light and proportions that work well for everyday living.

Overall, the ground floor is functional and well suited to modern living.



To the rear, the kitchen and dining room form the heart of the home — a well-arranged space with ample storage and room for a dining table. From here, doors open directly onto the garden, creating an easy connection between inside and out.





Upstairs, three well-proportioned bedrooms are arranged around a central landing. Each room offers flexibility, whether used as bedrooms, guest accommodation or a home office, with a layout that adapts easily as needs change.

The family bathroom is fitted with a modern suite, serving all bedrooms and completing the accommodation.

There's no need for updates, reconfigurations, or compromises. Just move in and enjoy!



Outside

The rear garden is enclosed and designed for ease of maintenance, combining a patio seating area with level lawn.

Backing onto the River Mardle, the setting provides a more open and attractive outlook, adding a sense of space and tranquillity that is not always found in similar homes.

To the front, the property benefits from an allocated parking space.



Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - C

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?

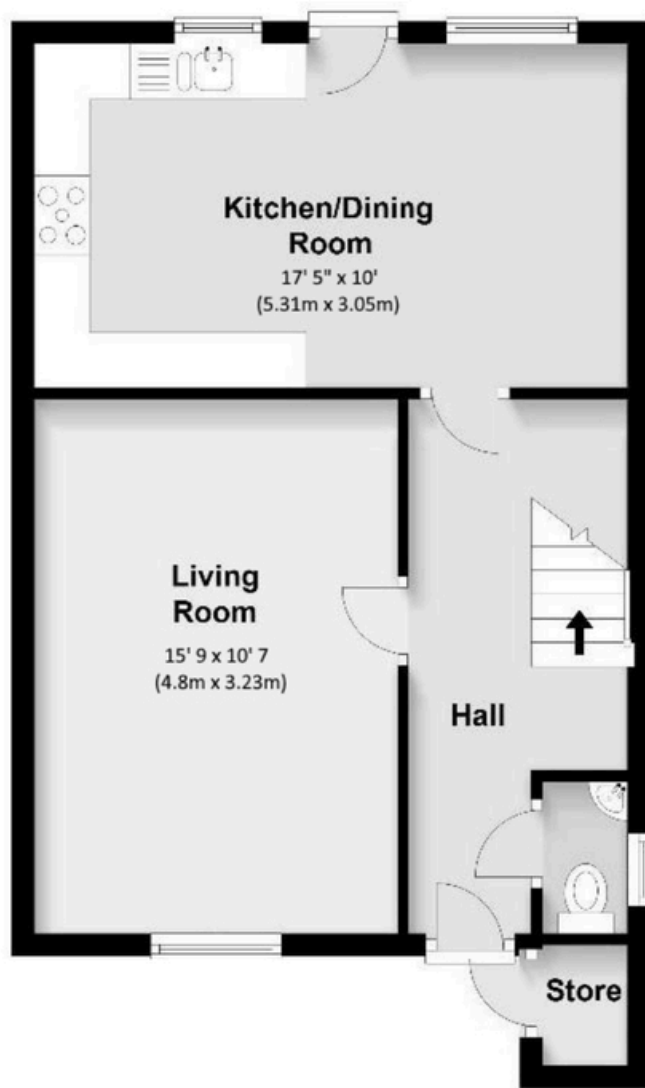
A faster, smoother property purchase with fewer surprises and less waiting around.

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

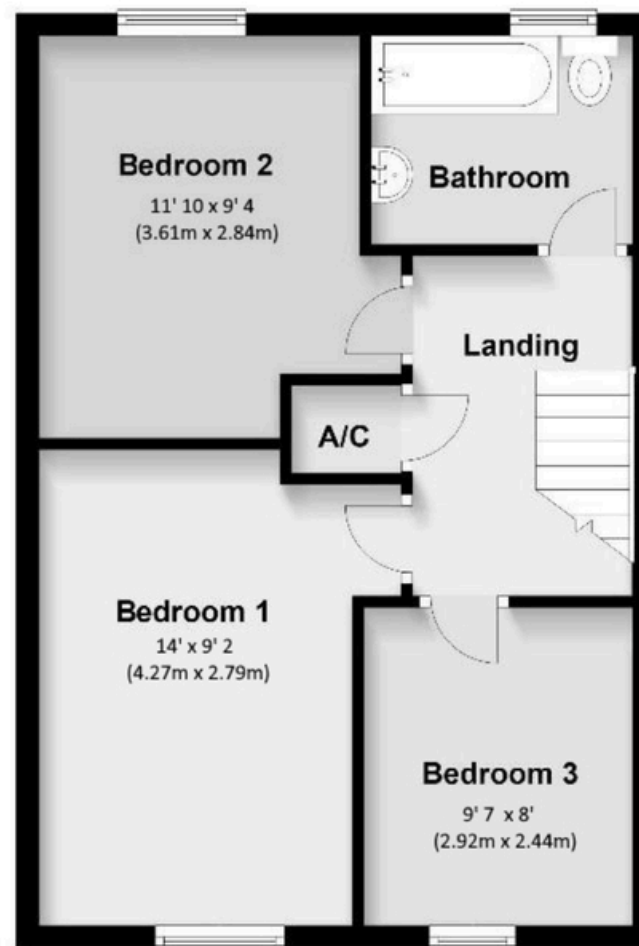
Transaction Ready through HIPLA Digital Legal Pack

Floorplans

Ground Floor



First Floor



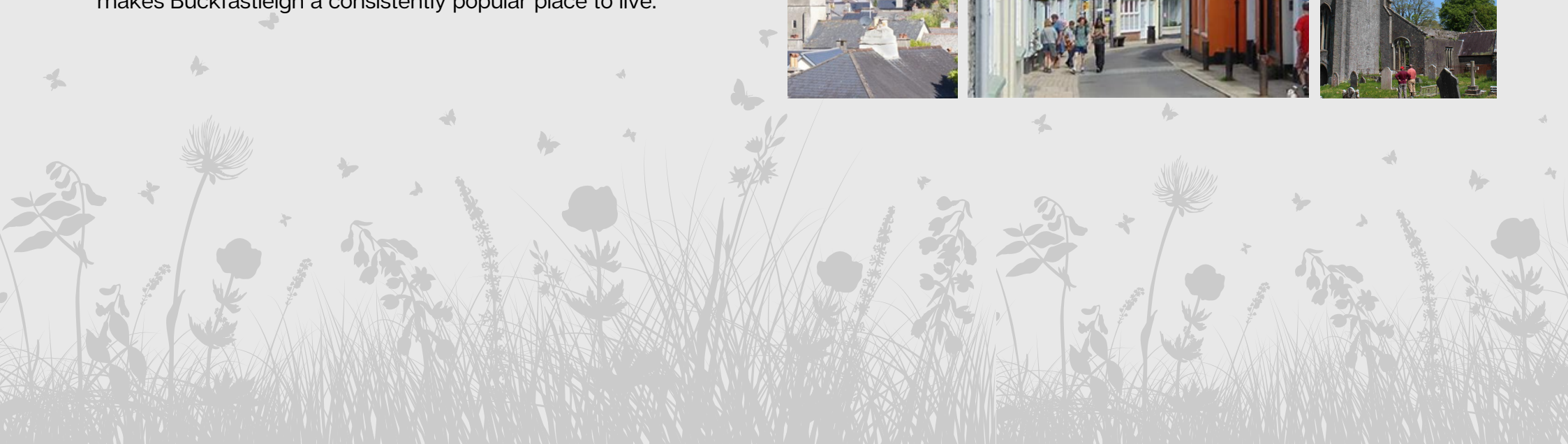
Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars 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. Any areas, measurements or distances are approximate

About... Buckfastleigh

Buckfastleigh sits on the edge of Dartmoor National Park and offers a strong sense of community alongside a range of everyday amenities, including local shops, cafés, a primary school and health facilities.

Surrounded by countryside and with Dartmoor on the doorstep, the area is ideal for those who enjoy walking, cycling and outdoor living. The A38 is easily accessible, providing convenient links to Exeter, Plymouth and the South Devon coast, while nearby Totnes offers mainline rail connections.

This combination of accessibility, landscape and community makes Buckfastleigh a consistently popular place to live.



9 CROPPINS CLOSE

BUCKFASTLEIGH • DEVON



SCAN ME
TO BOOK
A
VIEWING

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

