

# Property details approval form

29 Buckfast Close, Plymouth, Devon, England, PL2 2HD

Date: 01 May 2026

Property Ref and Version: SBU109791 - 0007

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£220,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: C
- > Three Bedrooms
- > Modern Internal Finish Throughout
- > Contemporary Family Bathroom With Separate WC With Stylish Fittings
- > No Chain
- > Modern Kitchen Fittings
- > Double-glazed Windows
- > Decorated To A High Standard Throughout
- > Move-in Ready

## ○ Short Description

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A modern three-bedroom home offering contemporary internal finishes throughout, including a stylish bathroom and separate WC. The property benefits from an enclosed rear garden with lawn and patio, providing a low-maintenance outdoor space, and is set within a residential location.

## ○ Long Description

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This modern three-bedroom property offers well-presented accommodation finished in a contemporary style throughout. Internally, the home benefits from a clean and neutral decor, enhancing natural light and creating a bright, welcoming atmosphere across all rooms. Modern internal features, including sleek electrical fittings and coordinated black fixtures, contribute to the property's up-to-date appearance.

The accommodation includes a modern family bathroom fitted with a bath and shower screen, along with a separate WC finished in a stylish black-and-white design. The internal layout is practical and well suited to modern living, making the property ideal for everyday family use.

Externally, the property benefits from an enclosed rear garden, combining a central lawn with a paved patio area, providing a low-maintenance outdoor space suitable for seating or recreation. The garden is securely enclosed with fencing and rendered boundary walls, offering a good level of privacy.

Situated within a residential location, the property offers a strong balance of modern internal living space and usable outdoor accommodation, making it an appealing option for buyers.

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## ○ Directions

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## ○ Agents Note

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Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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## ○ Room Description

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### Front Of House

The front garden is neatly presented and low maintenance, enclosed by a low rendered boundary wall with contrasting dark coping. The garden is laid predominantly to decorative grey gravel. A paved access path leads directly to the front entrance.

### Hallway

Upon entrance, stairs leading to the first floor. sleek dark handrail. White radiator. Panelled internal door leads through to lounge.

### Lounge

17' 11" x 12' 2" ( 5.46m x 3.71m )

Double glazing window to the front elevation. White radiator. modern brushed-chrome double electrical sockets. A second double glazing window to the rear elevation.

### Kitchen/Diner

17' 9" x 12' 4" ( 5.41m x 3.76m )

A range of matching wall and base units with worktops above. A dark composite sink with a modern mixer tap is positioned beneath the window. Integrated appliances and multiple electrical points. Double glazing window to the rear elevation. A built-in electric oven sits below a black glass hob, complemented by a stainless-steel extractor hood and a matching splashback. Built in storage cupboard. White radiator. A second double glazing window to the rear elevation. Under-counter space for washing machine. Space for dining table. Double glazing door leading to rear garden.

### Bedroom 1

10' 6" x 14' 4" ( 3.20m x 4.37m )

Double glazing window to the front elevation. White radiator. Built in storage cupboard. Brushed metal electrical sockets.

### Bedroom 2

9' 2" x 12' 1" ( 2.79m x 3.68m )

Double glazing window to the front elevation. Brushed metal electrical sockets. White radiator. Built in storage cupboard.

### Bedroom 3

11' 4" x 7' 1" ( 3.45m x 2.16m )

Double glazing window to the rear elevation. Brushed metal electrical sockets. Built in storage cupboard.

### Rear Garden

The rear garden is a fully enclosed outdoor space with a simple, functional layout combining lawn and paved areas. In the foreground, there is a paved patio area laid with large rectangular slabs. Along the left-hand side, a stepping-stone pathway set within gravel or stone chippings. A rectangular lawn occupies the central portion of the garden. Block-built shed.

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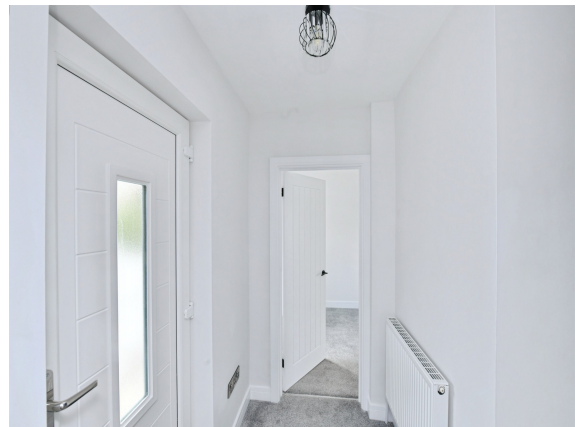
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## ○ Property Images



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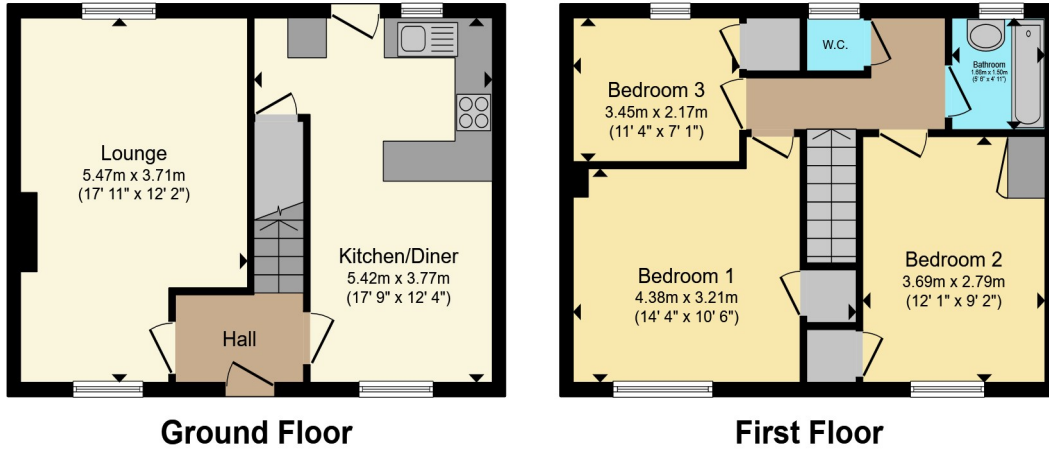
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## ○ Floor Plan



Total floor area 82.9 m<sup>2</sup> (893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Sophie Berry		
Mr Jordan Richard Brown, Mrs Tracey King		