

**SAMPLE  
MILLS**



**St Bernards Close  
Buckfast  
Buckfastleigh  
Devon**

**£450,000**  
FREEHOLD





**St Bernards Close, Buckfast,  
Buckfastleigh, Devon**

**£450,000 freehold**

A well-presented extended 3/4 bedroom Detached Bungalow situated in the village of Buckfast which sits within the boundary of Dartmoor National Park, and has a Post Office, general store, Pub, Primary School and the well renowned Buckfast Abbey. The A38 Devon Expressway is close by providing access to Plymouth, Exeter and the M5 motorway. The property is also within easy reach of Totnes and Newton Abbot town centre.

The internal accommodation comprises large kitchen/dining room, cloakroom, lounge, 3 bedrooms including attic room plus bedroom 4/study, conservatory and bathroom.

Further benefits include uPVC double glazing, gas central heating, car port, ample off-road parking and landscaped gardens to front and rear.

Viewing is highly recommended.



## Car Port

Lighting. uPVC double glazed window. uPVC double glazed door to:

## Kitchen/Diner – 7.50m x 4.04m (24'7" x 13'3")

### Kitchen Area

A range of fitted matching Oak panelled wall and base units. Dark Oak worktop surface areas. Inset 1¼ bowl sink unit with mixer tap. Integrated 6 burner Neff hob with Neff stainless steel digitally controlled extractor hood above. Stainless steel splash backs. Integrated fan oven and grill. Shelved pull out larder unit. Curved corner units all with soft close doors and pull out corner drawer units. Space and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Integrated Miele dishwasher. Radiator. Opening through to:

### Dining Area

uPVC double glazed French doors leading to the garden. Feature window to rear. Vaulted ceiling. Vertical radiator.

### Cloakroom

Low level w/c. Corner wash-hand basin. Airing cupboard housing the gas combination boiler serving hot water and central heating system, with shelving above.

### Inner Lobby

Smoke detector. Carbon Monoxide alarm. Door to:

## Lounge – 5.18m x 3.38m (17'0" x 11'1")

uPVC double glazed windows to front and side. Vertical radiator. Remote controlled living flame fire.

## Bedroom 1 – 4.24m x 3.38m (13'11" x 11'1")

uPVC double glazed window overlooking the front. Radiator. Fitted bedroom furniture to include two double wardrobes, hanging rails and drawer units. Built-in wardrobe with hanging rails. Corner wardrobe with hanging rails and shelving. Pull out shelved shoe dresser with full length mirror door. Dressing unit with drawers and matching bedside cabinets.

## Bedroom 2 – 2.82m x 2.72m (9'3" x 8'11")

uPVC double glazed window overlooking the rear garden. Vertical radiator.

## Bathroom

Low level w/c. Vanity wash-hand basin. Panelled bath with shower over. uPVC double glazed window. Ceramic tiling to walls. Heated ladder radiator.

## Bedroom 4/Study – 3.30m x 2.72m (10'10" x 8'11")

Spiral staircase leading to bedroom 3. Vertical radiator. Black out blind. Laminate flooring. Versatile room.

## Conservatory – 3.60m x 3.02m (11'10" x 9'11")

uPVC double glazed with made to measure window blinds. Opening sashes. uPVC double glazed French doors leading to the garden. Radiator. Laminate flooring.

## Attic Room – 3.99m x 2.82m (13'1" x 9'3")

Velux window. Sloping ceilings. Vertical radiator. Fitted wardrobe. Smoke detector.

## Outside

To the front of the property, there is a driveway with ample off road parking leading to a car port. The front garden is landscaped with an abundance of trees, shrubs and plants. There is a side gate providing access to the rear garden.

To the rear of the property, there is a paved patio and seating area, ornamental fishpond, raised rockery and flower beds with a variety of trees, shrubs and plants. Steps lead up to a level lawned garden which is enclosed by fencing and hedgerow affording a great deal of privacy and seclusion. There is a workshop/garden store with power and light and a wooden roofed arbour.

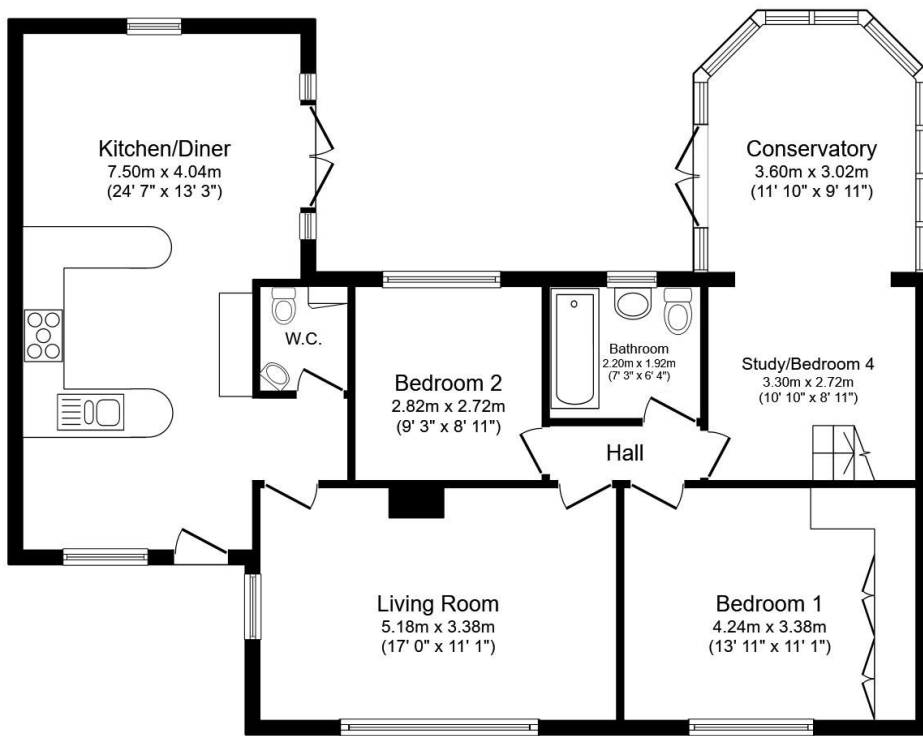
## Agent's Note

Council Tax Band: 'D' £2668.99 for 2026/27

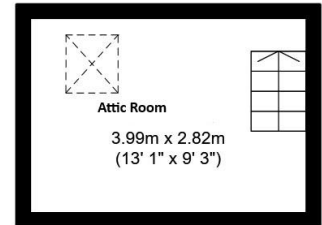
EPC Rating: 'D'

Long Term Flood Risk: Very Low





Ground Floor



First Floor

Total floor area: 110.1 sq.m. (1,185 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.