



- ✔ A spacious maisonette located within a detached late Victorian House
- ✔ Own front door accessed from communal entrance hall and patio
- ✔ Entrance hall
- ✔ Sitting room
- ✔ Kitchen/dining room
- ✔ Study/bedroom four
- ✔ Family bathroom
- ✔ Three further bedrooms, one with en-suite
- ✔ Delightful private garden enjoying far reaching views
- ✔ Two allocated parking spaces



A pretty shared patio leads to the main door at the front of the property which opens into the communal hall where shallow steps lead to the front door of number 3 opening to the entrance hall. From here there are doors to the sitting room, kitchen/dining room, bathroom and bedroom four/study and stairs rise to the first floor. The sitting room has a fireplace with wood burning stove and a large sash window enjoying far reaching views of the surrounding countryside. The kitchen/dining room is fitted with a range of wall and base level kitchen units with four burner gas hob with extractor over, integrated fridge/freezer, integrated dishwasher and stainless steel sink unit with mixer tap. A large window from the kitchen over-looks the sunny South facing patio. The study/bedroom four has a large window enjoying far reaching views. The family bathroom is fitted with suite comprising pedestal wash hand basin, low level WC and roll top bath with raindrop shower over.

On the first floor and accessed from the landing are three bedrooms. Bedroom one is a large double room with Velux window, doors to eaves storage where there is space and plumbing for washing machine and dryer and door opening to the en-suite fitted with low level WC, wash and basin and shower cubicle. Bedroom two, also a double room has Velux windows and a door to eaves storage and bedroom three, a single room has a Velux window.



Outside of the property there are two allocated off road parking spaces and steps from this area lead to the beautiful private garden of number 3. Laid to lawn with mature apple trees and the benefit of a large decked area, perfect for enjoying the far reaching countryside views. There is a veg patch, pond and two timber sheds. There is also a shared drying area.

The property benefits from two allocated parking spaces and next to this is a timber shed which has the potential to be a workshop.

Flat 3 Hillside Court is leasehold and connected to all mains services with gas fired central heating.

999 years from 16th February 1979.

Ground rent £10 per annum.

Service Charge £100 per month.

Buildings insurance £200 per annum.

Council Tax Band: B - Teignbridge District Council

Our View "A spacious maisonette which enjoys stunning far reaching views"



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.

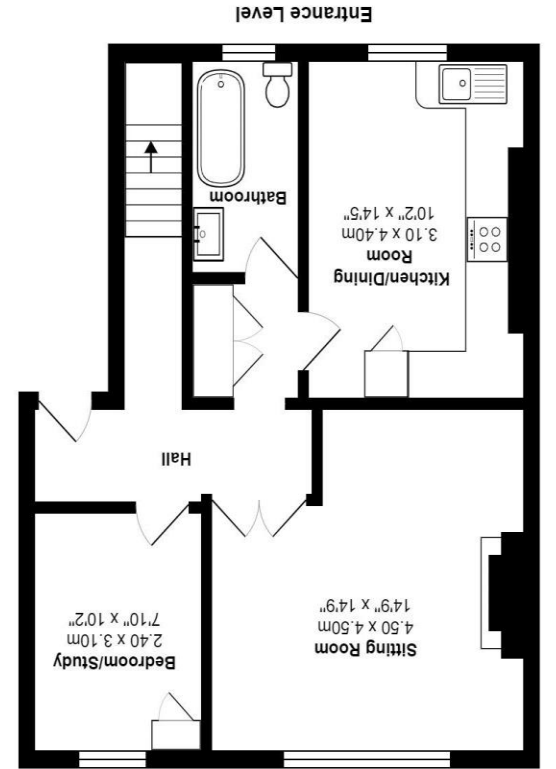
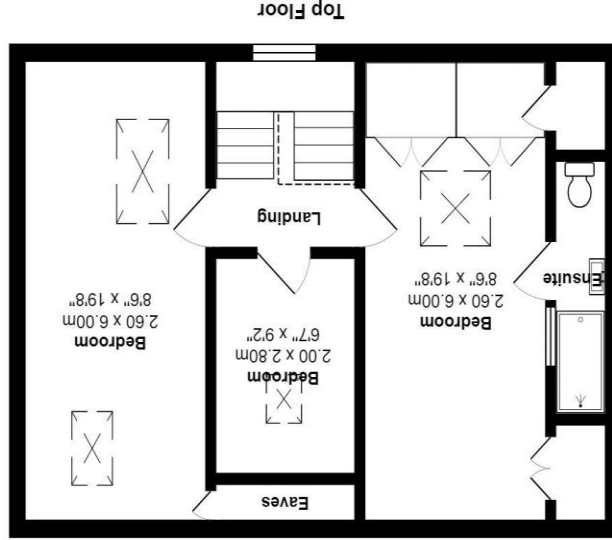


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

Energy Efficiency Rating



Flat 3 Hillside Court, Buckfastleigh
 Total Area: 108.0 m² ... 1163 ft²
 All measurements are approximate and for display purposes only



Flat 3 Hillside Court, 11 Old Totnes Road, Buckfastleigh, Devon, TQ11 0BY
 Ref: DWO02492
01803 866336
Guide Price £295,000