



Falcon

01752 600444

## 2 Hillside Close

Buckland Monachorum, Yelverton, PL20 7EQ

£375,000







## In Brief

### Stylish 4-Bed Detached Family Home in Sought-After Buckland Monachorum

**Reception Rooms** Large living room & separate dining room

**Bedrooms** 4 bedrooms

**Heating** Gas central heating

**Area** 1472 sq ft

**Tenure** Freehold

**Parking** Driveway parking plus garage.  
Garden room

**Council Tax** E

## Description

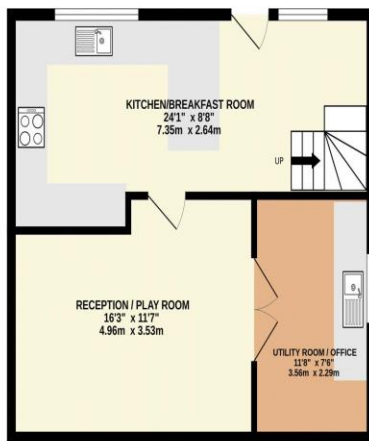
Tucked away in a peaceful cul-de-sac on the edge of the ever-desirable village of Buckland Monachorum, this beautifully presented modern four-bedroom detached home offers generous living spaces, stylish design, and a wonderful village lifestyle. The entrance hallway leads to a bright dining/family room with sliding doors that open onto a balcony, perfectly framing the open outlook to the rear. A spacious living room sits to the front, and a convenient guest W/C completes the ground floor. On the lower ground floor, the heart of the home unfolds – a large, contemporary kitchen/breakfast room featuring sleek fitted units, a breakfast bar, and direct access to the garden. This level also includes a versatile second reception/family room, ideal as a children's playroom or media room, along with a utility/office space for modern family living. Upstairs, the first floor offers four bedrooms and a modern family bathroom, providing both comfort and practicality. Outside, the enclosed rear garden is a true retreat, with a level lawn, decked area, and decorative patio seating – perfect for relaxing or entertaining. Buckland Monachorum is a picture-perfect village, home to the popular St Andrews C of E Primary School, the charming Drake Manor Inn, and the historic Buckland Abbey, once the home of Sir Francis Drake. Despite its village setting, Plymouth is just approx. 8 miles away, with Derriford Hospital only a 20-minute drive on a good day! This is a rare opportunity to secure a spacious and stylish family home in a location that blends countryside charm with modern convenience.

**Need A Mortgage?**

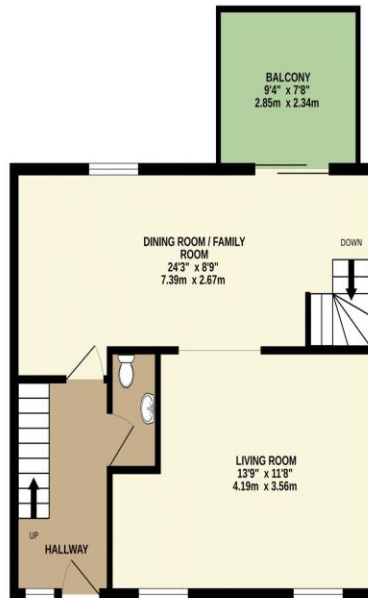
**Don't pay more than you need to for your mortgage advice:  
ours is only £195 paid when you move!**

## Floor Plans

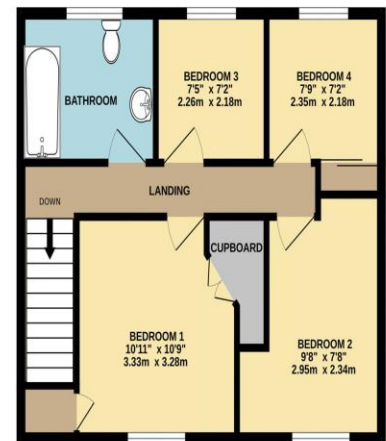
LOWER GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.  
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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

