



A three bedroom, end of terrace property located in a convenient location within Bovey Tracey with off road parking and a courtyard garden.

12 Town Hall Place | Bovey Tracey | TQ13 9AA

**complete.**

thoroughly good property agents



PROPERTY TYPE

End terraced property



SIZE

879 sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Off road parking



OUTSIDE SPACE

Courtyard garden



EPC RATING

Grade II Listed



COUNCIL TAX BAND

C



### in a nutshell...

- Central location
- Spacious living/dining room
- Feature fireplace
- Beautiful modern kitchen
- Good sized bedrooms
- Low maintenance rear garden
- Off road parking
- Close to amenities
- No onward chain







## the details...

A deceptively spacious, Grade II Listed end-terrace family home with three double bedrooms, an enclosed courtyard garden and parking, in a convenient location amid the shops, pubs, eateries and amenities in the popular moorland town of Bovey Tracey.

Inside, it is nicely presented with light and neutral décor throughout and feels warm and welcoming with gas central heating. The half-glazed front door with a decoratively tiled doorstep, leads into a spacious entrance hallway which has a laminate floor and a carpeted staircase rising to the first floor.

A door leads into a generously-sized living/dining room which has a laminate floor and natural light from a window to the front. There is a handy under-stairs cupboard, a fireplace fitted with a living-flame gas fire, making a nice feature and focal point for the room and plenty of space for a dining table and seating, ideal for any occasion.

A door at the rear leads into the fabulous kitchen extension which has a durable tile-effect vinyl floor, a half-glazed door and a wide sash window to the courtyard garden. There are solid-oak worktops with tiled splashbacks, and a range of fitted grey units and wall cabinets providing ample cupboard space. A ceramic one and a half-bowl sink with a mixer tap sits beneath the window, there is a brand-new cooker, dishwasher and washing machine along with a large American-style fridge/freezer. A wall-mounted condensing combi-boiler provides the central heating and hot water on demand.

Upstairs, there are three light and airy bedrooms, all double-sized, two with laminate flooring and the largest with carpet and a window seat beneath the sash window to the front. A family shower room has a tile-effect floor and contains a modern suite comprising a rain shower with an auxiliary shower head, and a vanity unit with an inset basin, storage for toiletries and a hidden-cistern WC.

Outside, the rear garden is low maintenance and fully enclosed making it safe for pets. There is an area of hardstanding beside the back door with an outside tap for convenience, and granite steps lead up to a terrace of paving, making a fabulous outside space for entertaining, be it alfresco dining, a barbecue or sharing drinks with family and friends. A gate at the side leads to the gated tarmac driveway which provides parking for one car, with more available on-road nearby if required.

Please note that this property has no loft space, but instead, a flying freehold for the neighbouring property.

*Please note: Some of the images contained within this advert have been computer generated for illustrative purposes only.*

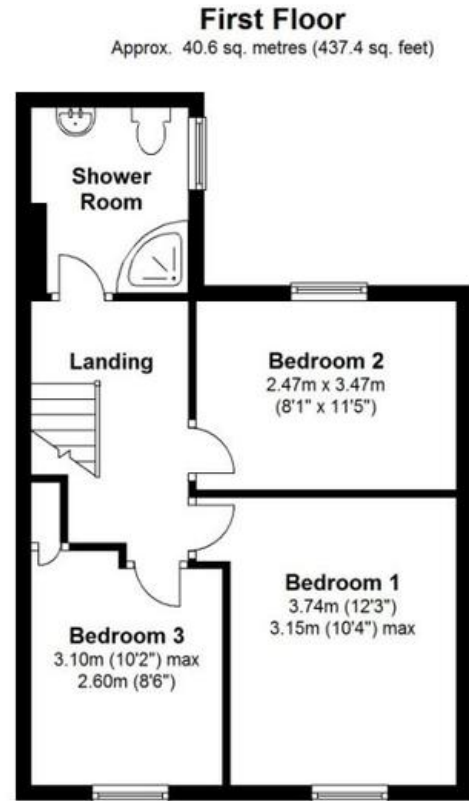
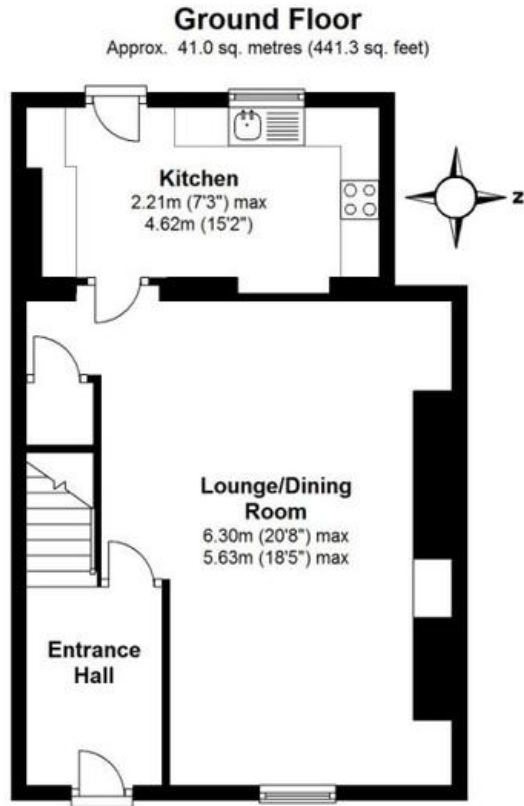


## what the owner loves most...

“The location of the property and being only walking distance away from local amenities”.



## the floorplan...



Total area: approx. 81.6 sq. metres (878.7 sq. feet)

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey or tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

This property is on the market with no onward chain and is ready to move in to.



## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Spar 0.2 mile

Town centre: Bovey Tracey 0.3 mile / Newton Abbot: 6 miles

Supermarket: Tesco Express 0.1 mile

Exeter: 16 miles

## Relaxing

Beach: Teignmouth 10.9 miles

Park & swimming pool: 0.3 mile

Stover Golf Club: 3.3 miles

Haytor, Dartmoor: 4.4 miles

## Travel

Bus Stop: On East Street

Train station: Newton Abbot 6.7 miles

Main travel link: A38 2.2 miles

Airport: Exeter 18.3 miles

## Schools

Bovey Tracey Primary School: 0.2 mile

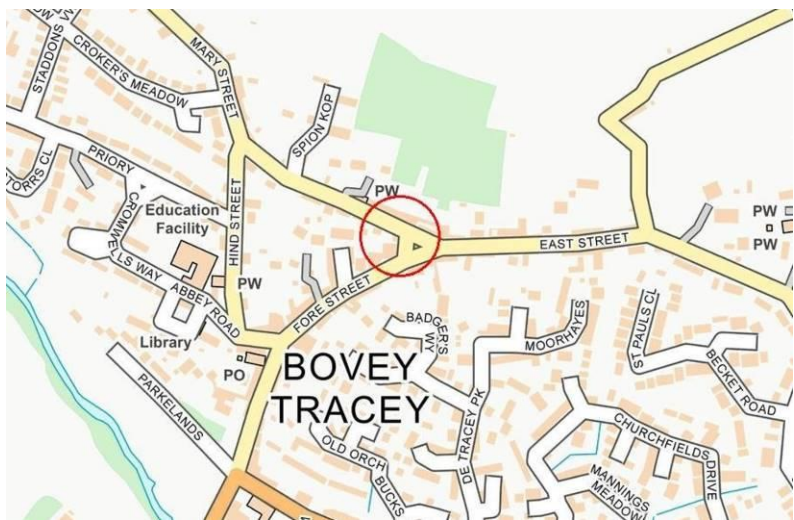
South Dartmoor Community College: 8.4 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9AA**

## how to get there...

From the Complete Office in Bovey Tracey, continue on Fore Street. Just before East Street, by the War Memorial, turn left onto Town Hall Place where the property is on the left.





Need a more complete picture? Get in touch with your local branch...

Tel [01626 832 300](tel:01626832300)  
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