



Spacious kitchen with plenty of cupboard space

Pullens Cottage | Station Road | Bovey Tracey | TQ13 9AL





PROPERTY TYPE

Detached House  
Freehold



SIZE

1,806 sq ft



LOCATION

Town



AGE

1970s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Electric Storage Heating



PARKING

Permit Parking Available  
Nearby or On Street



OUTSIDE SPACE

Large Garden



EPC RATING

13 (G)



COUNCIL TAX BAND

F



### in a nutshell...

- Spacious kitchen with plenty of cupboard space
- Large separate living and dining room
- Three double bedrooms
- Master en-suite shower room
- Enclosed rear garden
- Abundance of characterful features inside
- Permit parking available opposite
- Close to the shops, parks and amenities
- Ideal family home





## the details...

Check out this attractive, semi-detached character property, with three double bedrooms, master en-suite and a garden, in a convenient, central location a short, level walk to the shops, parks and amenities in the popular moorland town of Bovey Tracey.

This wonderful was originally constructed in 1740 and has bags of character and charm with features such as exposed beams, fireplaces and thick, uneven walls. It is nicely presented, though it would benefit from some modernisation. It offers plenty of living space and benefits from double glazing throughout and electric storage heating.

The ground floor has an entrance hallway with a staircase rising to the first floor and a store cupboard beneath, a galley-style kitchen with plenty of worktop space and a range of oak-fronted base, drawer and wall units providing ample cupboard space. There is a gap for a cooker and plenty of space beneath the worktops for white goods with plumbing for a dishwasher and washing machine.

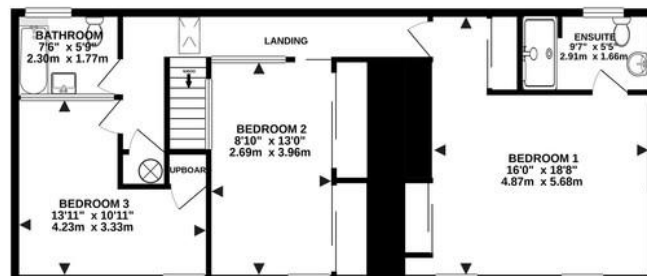
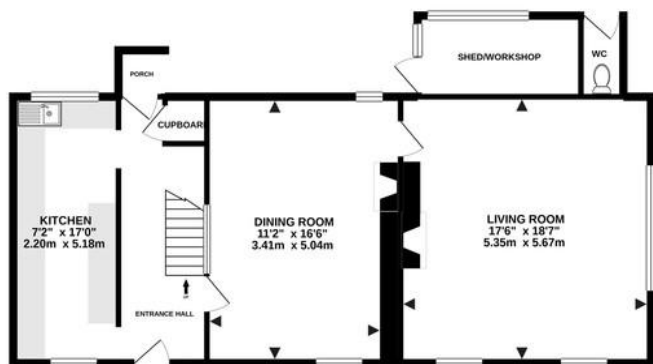
A separate dining room has a huge painted beam spanning the room, a granite fireplace which makes a nice feature and there is plenty of space for dining table seating for eight or more places, ideal for a dinner party or a family celebration. A spacious living room has a tiled floor and is filled with light from dual-aspect windows with views over the garden, and a stone fireplace which makes a nice feature and focal point for the room.

Upstairs, the master bedroom is a spacious double with dual aspect windows allowing light to flood in, with fitted wardrobes and an en-suite shower room. There are two further bedrooms, both double-sized, one with fitted wardrobes, a family bathroom has a pink suite comprising of a bath, a pedestal basin and a WC, and the landing has a Velux skylight providing natural light, an airing cupboard with an unvented hot water cylinder and dual immersion heaters on a timer, and a hatch in the landing ceiling provides access to the loft space.

Outside, the rear courtyard garden is private and paved, perfect for alfresco dining. There are two timber sheds, a workshop and an outside WC, and small trickling brooks running along the front and rear of the property. There is an extensive terrace of decorative paving at the end of the cottage, steps leading down to the rear brook, a greenhouse, and a large, level triangular lawn with several trees and a feature bridge at the end. A decorative wrought iron gate provides alternative access to the front of the property. Parking is available nearby, or in the car park opposite for which permits can be purchased.



## the floorplan...



TOTAL FLOOR AREA: 1806 sq.ft. (167.8 sq.m.) approx.

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## 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. 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 and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

### Shopping

Late night pint of milk: Co Op 0.1 mile

Town centre: Bovey Tracey 0.5 mile

Supermarket: Asda (Newton Abbot) 5.5 miles

Exeter: 15.1 miles

### Relaxing

Beach: Teignmouth 10.6 miles

Park: Stover Country Park 2.5 miles

### Travel

Bus stop: (Newton Rd) 285 ft. miles

Train station: Newton Abbot 6 miles

Airport: Exeter 18.5 miles

### Schools

Bovey Tracey Primary School: 0.3 mile

South Dartmoor Community College: 7.7 miles

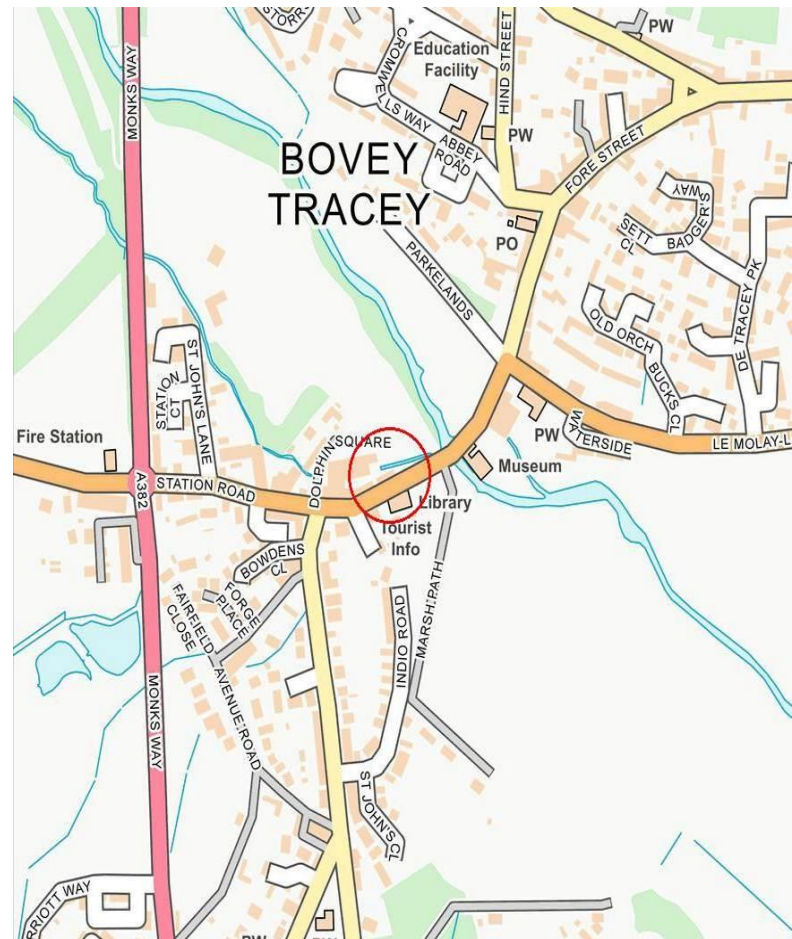
Stover School: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9AL**

## how to get there...

From the office in Bovey Tracey turn down into Station Road and the property can be found on the right hand side, opposite the entrance to the car park.





The Property  
Ombudsman

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