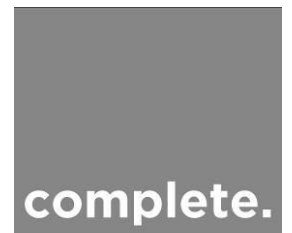




New to the market is this extended, Victorian mid-terraced property, with two double bedrooms, dressing room, a veranda, parking and a charming garden, in a cul-de-sac location off a private road

Fairfax House | Avenue Road | Bovey Tracey | TQ13 9BX



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

1,045 sq ft



LOCATION

Town



AGE

1860s



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71 (C)



COUNCIL TAX BAND

C



### in a nutshell...

- Fabulous fitted Kitchen
- Utility and cloakroom
- Sitting Room
- Dining Room
- Two Double Bedrooms
- Dressing Room
- Family Shower room
- Beautiful Gardens
- Garden Shed with Power
- Parking







## the details...

Check out this superb, extended, Victorian mid-terraced property, with two bedrooms, dressing room, a veranda, parking and a charming garden, in a cul-de-sac location off a private road, a short walk from the shops, parks and amenities in the moorland town of Bovey Tracey.

An off-road parking has space for up to three cars, beside a decorative wrought-iron gate that leads through the mature gardens to the entrance porch.

Inside, it is beautifully presented with light and neutral décor throughout giving a contemporary feel while complimenting its period features, and it is warm and welcoming with gas central heating and double glazing. An entrance porch has a glazed roof filling in the room with light and has plenty of space for the storage of coats and shoes. It leads into the entrance hallway which has a decorative and possibly original tiled floor, dado rails, and a staircase to the first floor. A door leads into a fabulous open-plan living space with a feature fireplace and shelving in the recess on one side of the chimney breast, with a beautiful solid-oak block floor, in a herringbone pattern, that continues throughout the ground floor.

The living area has multi fuel burner set into the fireplace with a chunky granite lintel making a nice feature and focal point for the room, and French doors extend the inside space outside onto a veranda with a glazed roof and flagstone slate paving, which makes a fabulous, all weather seating area and wonderful vantage point from where to enjoy the garden.

The kitchen is stunning, modern and filled with light from two large skylights in its vaulted ceiling. There is a fabulous, fitted kitchen in grey, complimented by solid-oak worktops with plenty of cupboard space, and it is well-equipped too, with is a range of integrated appliances including a double oven, a microwave/grill combi-oven, a ceramic hob with a filter hood above, a fridge, a dishwasher, and a fridge/freezer, along with an inset sink and mixer tap beneath the window. There is an under-stairs larder cupboard, and plenty of floor space for a dining table and seating, ideal for any occasion.

A ground floor shower/utility room has a tiled floor and contains a shower, a WC and heated towel rail, with a worktop and plumbing for a washing machine opposite a door to the back of the terrace, where there is a small paved patio.

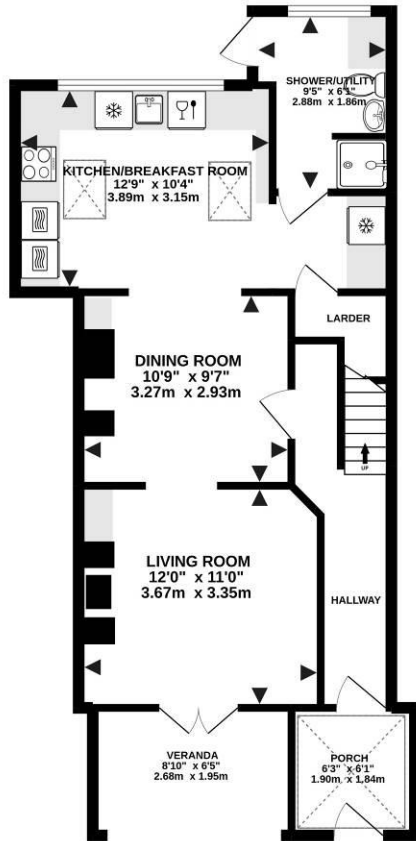
Upstairs, there are two bedrooms, both light and airy doubles, the master having fabulous views over the garden, and a superbly fitted dressing room. Off the half-landing is a bathroom that contains a white suite comprising of a bath, with a shower and folding glass screen above, a WC, a basin with storage beneath for toiletries, and a heated towel rail, and a hatch in the landing ceiling provides access to the loft space.

Outside, the garden is beautifully landscaped with areas of lawn, a fabulous archway and herbaceous borders thoughtfully planted with a wide variety of shrubs, plants, flowers and ornamental trees, with several seating areas and some welcome shade, and at the rear of the property, a flagstone paved patio, creating an enchanting, private outside space perfect for entertaining, be it a barbecue or sharing drinks with friends and family. There is a small wildlife pond, a timber shed/workshop and another fabulous timber outbuilding, with lights and power and a bar, which would make a great studio, home office or hobby room. A viewing is essential to fully appreciate all that this wonderful property has to offer.

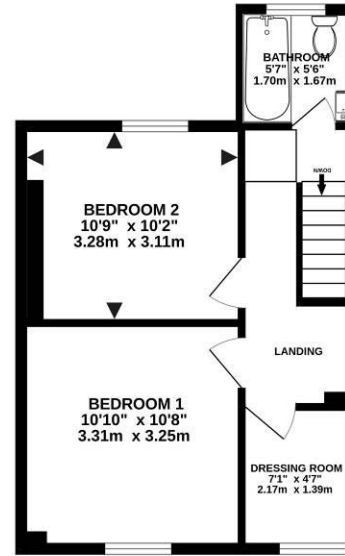


# the floorplan...

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 0.9 mile

Town centre: Bovey Tracey 1.1 miles

Supermarket: Asda (Newton Abbot) 6.2 miles

Exeter: 16.7 miles

## Relaxing

Beach: Teignmouth 11.6 miles

Park: Mill Marsh Park 1 mile

## Travel

Bus stop: (B3387) 1.2 miles

Train station: Newton Abbot 7.6 miles

Airport: Exeter 19.4 miles

## Schools

Bovey Tracey Primary School: 1.9 miles

South Dartmoor Community College: 8.5 miles

Stover: 4.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9BX**

## how to get there...

From the A38 take the Drumbridge exit and at the first roundabout take the third exit towards the town. Pass the church on the left and on the junction by the church turn second left into Avenue Road then follow the road around to the left. The property can be found towards the end of the private drive.







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

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