



A deceptively spacious one bedroom top floor apartment with its own private entrance, set just off the centre of this thriving town.

2 Pound Place | East Street | Bovey Tracey | TQ13 9EJ



thoroughly good property agents



PROPERTY TYPE

Apartment



SIZE

459 sq. ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

N/A



EPC RATING

73 C



COUNCIL TAX BAND

A



### in a nutshell...

- Far Reaching View
- Kitchen
- Living Room
- Bathroom
- Good sized Double Bedroom
- 159 Year Lease
- Allocated Parking
- Well Maintained
- NO ONWARD CHAIN



## the details...

A deceptively spacious top floor one bedroom apartment allocated parking and fabulous views over the surrounding countryside, in a convenient location close to the shops, parks and amenities, in the popular moorland town of Bovey Tracey.

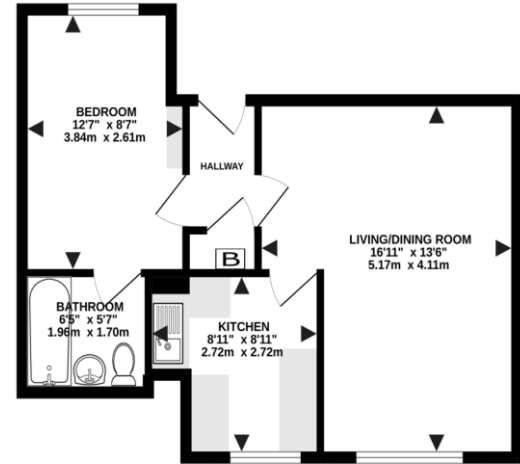
Steps lead up to the private entrance of the apartment on the top floor, and inside, it is well presented with light and neutral decor throughout and it feels warm with gas central heating and double glazing.

The accommodation comprises of an entrance hallway with an airing cupboard containing slatted shelving and a condensing combi-boiler for the central heating and hot water. A spacious L-shaped living/dining room with a dormer window to the front offering fabulous far-reaching views over the Devon countryside. The kitchen has plenty of worktop and cupboard space, with spaces for a cooker, fridge, freezer and washing machine and another stunning view over the rooftops. The double bedroom with plenty of natural light from a window to the rear, leads through into a bathroom with a white suite comprising of a bath with a shower over, a pedestal basin and WC.

A hatch in the hallway ceiling provides access to the loft where there is partial boarding and a light for convenience.

Outside, there is one allocated parking space and a communal bin storage area.

TOP FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA - 459 sq.ft. (42.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, windows and other spaces are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for information purposes only and should not be used for any legal or professional purposes. The fixtures, fittings and appliances shown have not been tested and do not guarantee any level of performance or efficiency can be given.  
Made with Metreplan 10/2/22



## 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

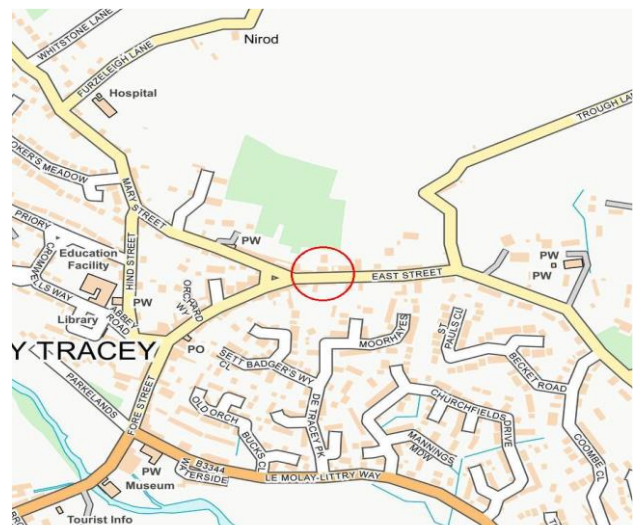
## Travel

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 9EJ**



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor 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.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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

Tel 01626 832 300  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey TQ13 9AD

selling

letting

land &  
new homes

signature  
homes

complete.