



A modern and spacious, duplex maisonette with an open plan living space, two double bedrooms, both en-suite, and a garage, conveniently located in the heart of the thriving moorland town of Bovey Tracey.

3 Waterside | Bovey Tracey | TQ13 9SX





PROPERTY TYPE

Apartment  
Leasehold



SIZE

1,151 sq ft



LOCATION

Bovey Tracey



AGE

Modern



Bedrooms

2



Reception Room

1



Bathrooms

2



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Communal Garden



EPC RATING

76C



COUNCIL TAX BAND

C



### in a nutshell...

- Open Plan Living Area
- Two double Bedrooms
- Ensuite Shower Room
- Ensuite Bathroom
- Cloakroom
- Garage
- Own Private Entrance
- Delightful communal Gardens
- Level walk to centre of Town



## the details...

An external staircase leads to the private entrance on the first floor and inside, it is nicely presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

The accommodation comprises, on the first floor, an entrance hallway with a convenient cloakroom, an airing cupboard which houses a condensing combi-boiler that provides the central heating and hot water on demand. The light and airy open-plan living space consists of a modern kitchen, which is fitted with a range of base and wall mounted storage units, incorporating an integrated oven, hob and extractor, with spaces for a washing machine and fridge/freezer. This open plan living space is full of natural light from the bay window.

The staircase leading to the second floor has a useful storage cupboard beneath. There are two generously sized double bedrooms, one with an en-suite bathroom room, and on the top floor, the master bedroom has an en-suite shower room.

Beside the ground floor shared entrance is the larger than average single garage which has lights, power and an up and over door.

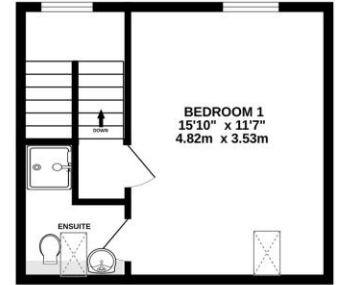
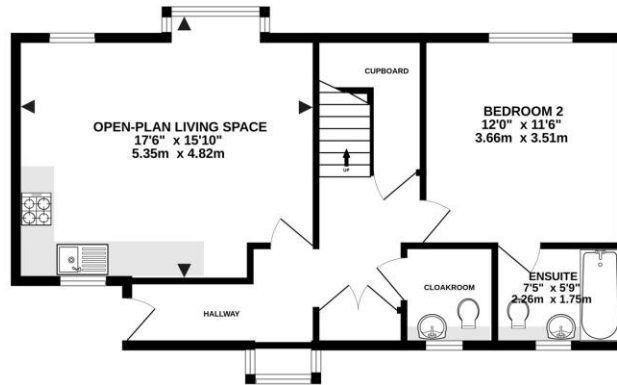
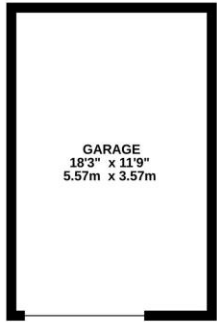
Outside the communal grounds are a delight, a countryside setting with a stream running along the boundary, which offers superb areas to sit and enjoy a tranquil setting, when weather permits.

Tenure: Leasehold 138 years remaining. Charges £1,766.86 pa

Council Tax Band: C



the floorplan...



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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. 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 and in Exeter, which is also the location of the nearest Airport...

## Shopping

Late night pint of milk: Co-op 0.1 mile

Town centre: 0.1 mile

Supermarket: Co-op/Tesco Express 0.1 mile

Exeter: 14.9 miles

## Relaxing

Beach: Teignmouth 10.5 miles

Park: Mill Marsh Park 0.2 mile

Tennis courts and swimming pool: 0.6 mile

Bovey Tracey Golf Centre: 1.1 miles

## Travel

Bus stop: Le Molay-Littry Way approx. 500 ft.

Train station: Newton Abbot 6.4 miles

Main travel link: A38 2.7 miles

Airport: Exeter 18.3 miles

## Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9SX**

## how to get there...

From the Complete Office in Bovey Tracey turn into Le Molay Littry Way and take the first turning on the right into Waterside, where the property can be found on the left.

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

Tel **01626 832 300**  
Email **bovey@completeproperty.co.uk**  
Web **completeproperty.co.uk**

Complete  
Emlyn House  
Fore Street, Bovey Tracey



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