

A mid-terraced character cottage with one bedroom and a garden, conveniently located in the centre of the popular town of Bovey Tracey, a short walk from the shops, park, and amenities. NO ONWARD CHAIN

30 East Street | Newton Abbot | TQ13 9EJ











1980s to 1990s





RECEPTION ROOMS





Gas Central Heating





OUTSIDE SPACE

Garden





COUNCIL TAX BAND



in a nutshell...

- Kitchen
- **Shower Room**
- Sitting Room with Woodburning Stove
- Bedroom with Cloakroom off
- Garden
- Quiet location
- Ready for immediate occupation



the details...

Inside, it is nicely presented with light and neutral décor throughout and feels warm with gas central heating, double-glazing and a wood-burning stove. It has bags of character and charm with thick stone walls, a stone fireplace, and a decorative spiral staircase, arranged over three floors.

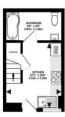
The accommodation comprises of, on the ground floor, a kitchen with a stable-style door to the front courtyard, a staircase to the first floor with a cupboard beneath, and plenty of cupboard and worktop space, a fan-oven and a gas hob. To the rear is a bathroom fitted with a bath and a shower over, a basin and a WC.

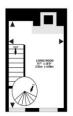
Upstairs, on the first floor is the living room with plenty of natural light from two windows to the front, a wonderful stone fireplace with a wood-burning stove, and a decorative wroughtiron spiral staircase leading up to the top floor, where there is a double bedroom with wash-hand basin, an ensuite WC and fitted with a built in wardrobe. A hatch in the ceiling provides access to the loft space where there is a drop-down ladder and a light for convenience, where the condensing combi-boiler is sited, providing central heating and hot water on demand.

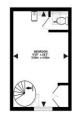
Outside, at the front is a small courtyard, and accessed by a communal footpath is an area of garden with a shed for storage and views towards Dartmoor.

Tenure: Freehold Council Tax Banding: A

















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

how to get there...

From the Complete Office in Bovey Tracey, proceed up Fore Street, and just past the Gin Distillery on the left, continue into East Street. Continue a little further up the hill and the property can be found through double green wood gates on the left. The cottage is in the far right hand corner

Need a more complete Tel 01626 832 300

picture? Get in touch with Email bovey@completeproperty.co.uk your local branch... Web completeproperty.co.uk



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.

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Complete Emlyn House Fore Street Bovey Tracey TQ13 9AD

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