



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



thoroughly good property agents



PROPERTY TYPE
Mid Terrace



SIZE
481 sq ft



LOCATION
Bovey Tracey



AGE
1980s to 1990s



BEDROOMS
1



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
On Road Parking



OUTSIDE SPACE
Garden



EPC RATING 71 C



COUNCIL TAX BAND
A



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 wrought-iron 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



TOTAL FLOOR AREA: 481 sq. ft. (44.7 sq. m.) approx.

Measurements given are taken inside the rooms and do not include the thickness of the external walls. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the dimensions given are for the internal space only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency. See also the plan.

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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 (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 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 TQ13 9AD



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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.

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