



A beautiful contemporary two bedroom home built to a high standard with quality materials by a local builder, set in a traffic free location on the edge of Bovey Tracey, close to bus service and local facilities.

3 Soby Mews | Bovey Tracey | TQ13 9JG

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

837 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

C



in a nutshell...

- Beautiful comprehensively fitted kitchen
- Lovely Sitting Room with Doors to Garden
- Cloakroom
- 2 Double Bedrooms
- Family Bathroom
- Enclosed & Landscaped Garden
- Allocated Parking
- Ideal first home

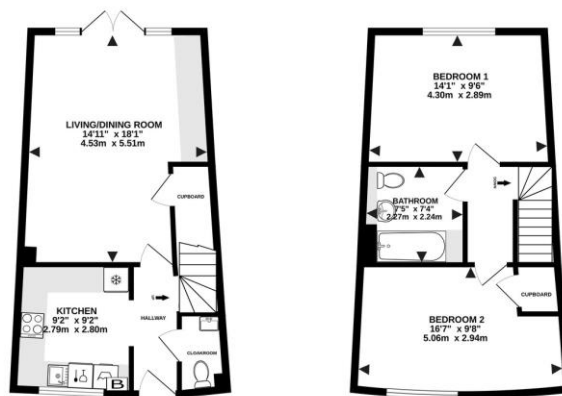


the details...

This lovely home 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 a convenient ground floor cloakroom, a modern kitchen in dark grey with plenty of worktop and cupboard space, complete with tiled splashbacks and under-cabinet feature lighting. It boasts a comprehensive range of integrated appliances including a dishwasher, washer/dryer, fridge/freezer, a fan oven, ceramic hob, a plinth heater and a condensing combi-boiler, hidden within a matching cabinet which provides the central heating and hot water on demand. A spacious living/dining room has laminate flooring and plenty of light from windows and French doors leading into the rear garden. There is a bespoke sideboard, an under-stairs cupboard, and plenty of space for a dining table and seating, perfect for any occasion. Upstairs, there are two light and airy bedrooms, both excellent doubles, one with a built-in cupboard above the stairs, and a family bathroom containing a bath with a shower over, basin, WC and a chrome heated towel rail.

Outside, the rear garden is low maintenance and beautifully landscaped with a paved patio and a terrace of timber decking beside a shed, surrounded by areas of gravel with an array of shrubs, plants, and flowers, creating a wonderful outside space for entertaining, be it a barbecue or alfresco dining. A gate at the rear provides alternative access along the rear of the terrace, and there are two allocated parking spaces in the parking area.



TOTAL FLOOR AREA: 837 sq. ft. (77.8 sq. m.) approx.
Measurements shown are based on the external face of the finished ground floor. Measurements of floors, windows, doors and any other areas are approximate and are intended to give an overall impression of the property. The actual area of the property may vary slightly from the measurements shown. The actual appearance and specification shown here are based on the current plans and are subject to change without notice. See the agent's particulars for more details.
Made with Bluebeam (2023)



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: Co Op 1.1 miles

Town centre: Bovey Tracey 1.2 miles

Supermarket: Asda (Newton Abbot) 4.9 miles

Exeter: 15.7 miles

Relaxing

Beach: Teignmouth 10.8 miles

Park: Stover Country Park 1.9 miles

Travel

Bus stop: (Pottery Rd) 0.1 mile

Train station: Newton Abbot 5.5 miles

Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 1.3 miles

South Dartmoor Community College: 7.2 miles

Stover: 2.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9JG**

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and take the second left, opposite the Dolphin Hotel into Newton Road. Take the fourth turning on the right, in front of the Church, into Ashburton Road and continue to the crossroads. Turn left into Pottery Road, continue past Fairview Park and just before Simpkins Edwards Accountants turn into Soby Mews where the property can be found on the right.



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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