



A mid-terraced family home with three bedrooms, a workshop, a shed, parking, and an enclosed rear garden, in the popular town of Bovey Tracey.

11 Brimley Vale | Bovey Tracey | TQ13 9DA



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

702 sq ft



LOCATION

Bovey Tracey



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

B



### in a nutshell...

- Light and airy Kitchen
- Living Room with Woodburning Stove
- Bathroom
- Three Bedrooms
- Off road parking to the front
- Studio/Workshop in Rear Garden
- Beautiful enclosed rear Garden
- 3 Year Devon Rule Applies



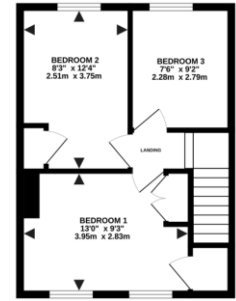
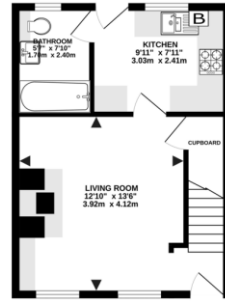
## the details...

This lovely home is nicely presented with light and neutral decor throughout and feels warm with gas central heating and double glazing.

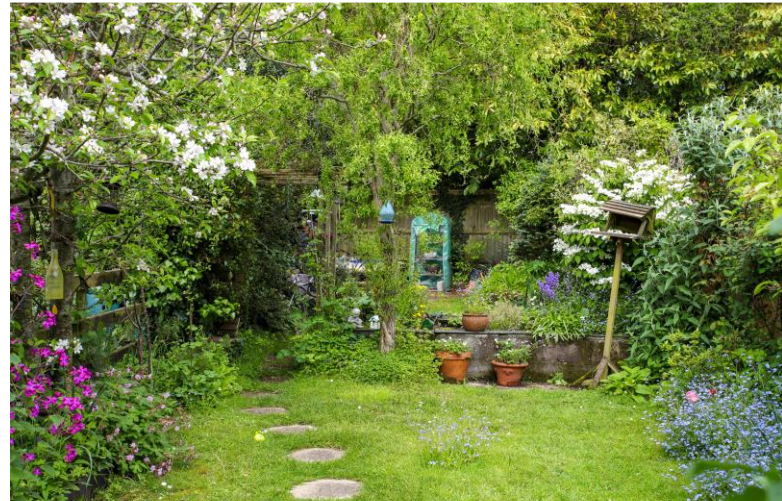
The accommodation comprises of an entrance hallway with a staircase to the first floor, a good sized living room filled with light from two windows to the front, with a fireplace fitted with a woodburning stove that makes a nice feature and focal point for the room, and an under-stairs cupboard. The decent size kitchen has plenty of worktop and cupboard space in cream, complete with tiled splashbacks, a fan-oven, gas hob, a ceramic one and a half-bowl sink with a mixer tap, space with plumbing for washing machine, and a wall-mounted condensing combi-boiler that provides the central heating and hot water on demand. Completing the ground floor is a bathroom containing a bath with a shower over, a vanity unit, a hidden-cistern WC, and a chrome heated towel rail.

Upstairs, there are three bedrooms, two doubles and a large single, the master bedroom with a fitted wardrobe and cupboard above the stairs, and the other double containing an airing cupboard with slatted shelving for linen. A hatch in the landing ceiling provides access to the loft space which is boarded providing extensive storage and has a drop-down ladder and a light for convenience.

Outside, the rear garden is a generous size, with lawns flanked by mature borders of shrubs, plants, flowers, ornamental trees, fruit trees including mature apple and pear, gooseberry bushes, two wildlife/fishponds, a block-built shed with lights, power, and a woodburning stove. At front of the property is a gravel driveway providing parking for one car, with more on-road if required.



TOTAL FLOOR AREA: 702 sq. ft. (65.2 sq. m.) approx.  
Measurements shown have been made to ensure the accuracy of the figures contained here. Measurements of areas, lengths, widths and any other figures are approximate and are intended to give the general impression of size and dimensions. They are not to be used for legal purposes and are not to be used as a basis for any legal proceedings. The actual measurements of the property may vary from those shown on the plan. Measurements are given to the nearest millimetre.



## 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. 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 (approximately 11 miles), which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Co Op 0.2 mile

Town centre: Bovey Tracey 0.6 mile

Supermarket: Asda (Newton Abbot) 5.4 miles

Exeter: 16.3 miles

## Relaxing

Beach: Teignmouth 10.9 miles

Park: Marsh Mill Park & Country Walks: 0.1 mile

Moors: Haytor Rock: 4 miles

## Travel

Bus stop: (Newton Rd) approx. 30 ft

Train station: Newton Abbot 6 miles

Airport: Exeter 18 miles

## Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.7 miles

Stover: 3.4 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9DA**

**Tenure: Freehold**

**Council Tax Band - B**

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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## how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and take the second turning on the left opposite The Dolphin Hotel into Newton Road. Take the four turning on the right, in front of the Church into Ashburton Road and continue over the road bridge turning immediately on the right into Brimley Vale where the property can be found on the right.

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