



A modern two bedroom home with an enclosed rear garden and off-road parking for two cars within Bovey Tracey.

26 Marriott Way | Newton Abbot | TQ13 9RZ





PROPERTY TYPE

Mid Terraced House



SIZE

682 sq ft



LOCATION

Bovey Tracey



AGE

New Build



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

...



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

B



COUNCIL TAX BAND

B



in a nutshell...

- Off road parking for two cars
- Enclosed rear garden
- Separate kitchen
- Open plan living and dining area
- Modern family bathroom
- Remaining LABC Warranty
- Ideal first home or investment!
- Downstairs cloakroom





the details...

A fabulous, modern, mid-terraced property, with two double bedrooms, parking, and an enclosed rear garden, on a recent development in the popular town of Bovey Tracey.

Inside, it is beautifully presented with stylish decor throughout, and feels warm with gas central heating and double glazing. The accommodation comprises of, on the ground floor, an entrance hallway with LVT flooring that continues throughout the ground floor, a turning staircase to the first floor, and a convenient cloakroom with a WC and basin, a modern kitchen with plenty of worktop and cupboard space, in gloss-white, with a built-in fan-oven, ceramic hob and filter hood above, floor space for an upright fridge/freezer, and an integrated washing machine, and a fabulous living/dining room filled with light from a window and French doors to the rear garden, with 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 double bedrooms, the second with an airing cupboard with a condensing combi-boiler that provides the central heating and hot water on demand, and a modern family bathroom with a bath, shower and glass screen above, a pedestal basin, a WC, and heated towel rail.

Outside, the rear garden is minimal maintenance and is fully enclosed making it safe for both children and pets. There is an artificial lawn, a bed of decorative gravel with shrubs and plants, and a paved patio, great for entertaining, be it alfresco dining or a barbecue and, west facing, it enjoys plenty of summer sunshine. A gate at the rear provides alternative access to the parking area where there are two spaces, with more parking available on-road nearby if required.

Council tax band: B

Tenure: Freehold

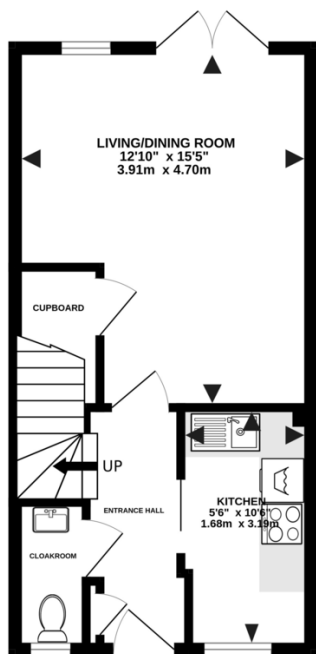
Annual estate charge: £225.00 per annum

EPC rating: B

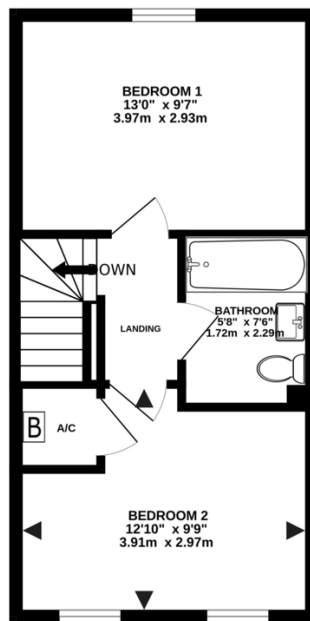


the floorplan...

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.
Made with Metropix CS023



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.

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.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

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: Garage/Convenience Store 0.2 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 9RZ**

Disclaimer: This property is being sold by a Director at Complete Estate Agents.

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. 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. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.