



An opportunity to purchase a spacious, Victorian, mid-terraced family home, with three double-bedrooms, a garage, parking and enclosed gardens, walking distance from the shops, parks, and amenities, in the popular town of Bovey Tracey.

NO CHAIN.

13 Pottery Road | Bovey Tracey | TQ13 9DS



thoroughly good property agents



PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

1,292 sq ft



LOCATION

Bovey Tracey



AGE

Victorian (1837 – 1901)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

68 D



COUNCIL TAX BAND

C



in a nutshell...

- Sitting Room
- Dining Room
- Utility Garden Room
- Three Double Bedrooms
- Family Bathroom
- Gardens
- Off road Parking
- Garage and Workshop
- NO CHAIN





the details...

A gate leads into a front garden with a healthy lawn and to the entrance. Inside, this wonderful property is well-presented with light and stylish décor throughout, feels warm with gas central heating and double-glazing, and is arranged over three floors offering spacious accommodation, ideal for a family. The accommodation comprises on the ground floor, an entrance hallway with a staircase to the first floor, an open-plan living dining room with papered feature walls. The galley-style kitchen has plenty of cupboard and worktop space, tiled splashbacks, a fan-oven, gas hob, floor space for an upright fridge/freezer, an integrated dishwasher, space with plumbing beneath the worktop for a washing machine and other white goods, and a wall-mounted condensing combi-boiler that provides the central heating and hot water on demand. A rear utility/boot room completes the ground floor with space for white goods, plenty of storage for coats and shoes, and sliding patio doors to the rear garden with a polycarbonate roof filling the room with light. Upstairs, on the first floor, there are two light and airy bedrooms, both excellent doubles with fitted wardrobes, one with a possibly original feature fireplace. The family bathroom features a whirlpool bath, separate shower, a WC and basin, and airing cupboard. On the half-landing, and the staircase continues up to the loft conversion where there is a light and airy landing with handy storage leading into the master bedroom, which is another excellent double, having a vaulted ceiling and two built in eaves cupboards. Outside, the rear garden is a decent size and is fully enclosed making it safe for children and pets. There is a healthy lawn, a block-paved patio, great for entertaining, well-stocked beds of plants, shrubs, and flowers. There is a timber shed beside a paved patio, an outside tap for convenience, and a gate at the rear providing alternative access to the rear service lane, where there is a large garage with workshop, two parking spaces, and another area of garden that would make a great patch for growing your own fruit and vegetables. A viewing is essential to fully appreciate all that this wonderful property has to offer.

Tenure: Freehold
Council Tax Band: C



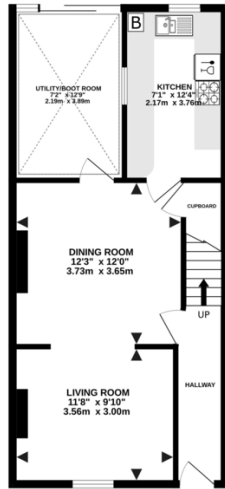
what the owner loves most...

‘Sitting and enjoying the garden, and having such lovely neighbours’



the floorplan...

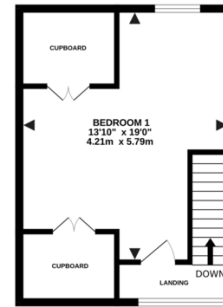
GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA - 1292 sq.ft. (120.0 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.
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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. 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 at the end of the road

Town centre: 1 mile

Supermarket: 1 miles

Newton Abbot: 5.6 miles

Exeter: 15.9 miles

Relaxing

Beach: Teignmouth 10 miles

Park, swimming pool, cricket, cycle route: 400 metres

Travel

Bus stop: End of the road

Train station: Newton Abbot 5.7 miles

Main travel link: A38 1 mile

Airport: Exeter 19 miles

Schools

Bovey Tracey Primary School: 1.7 mile

Blackpool Primary School: 2.3 mile

South Dartmoor Community College: (school bus) 7.5 miles

Please check Google maps for exact distances and travel times.

property postcode: TQ13 9DS



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. Take the fourth turning on the right into Ashburton Road and continue to the crossroads. Turn left into Pottery Road and the property can be found a little further down on the left.



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

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