



A charming, mid-terrace character cottage, with in two double bedrooms and a garden, conveniently located a short walk from the shops, parks, and amenities

35 Mary Street | Bovey Tracey | Newton Abbot | TQ13 9HQ





PROPERTY TYPE

Mid Terraced House
Freehold



SIZE

741 sq ft



LOCATION

Town



AGE

Pre 18th Century



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating &
Woodburning Stove



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

69 (C)



COUNCIL TAX BAND

B



in a nutshell...

- Characterful Mid Terraced Cottage
- Living Room with Woodburning Stove
- Bespoke Kitchen
- Two Double Bedrooms
- Utility Room
- Beautiful Enclosed Rear Garden
- On Road Parking
- Quiet Location





the details...

A charming, mid-terrace character cottage, with two double bedrooms and a garden, conveniently located a short walk from the shops, parks, and amenities, in the popular town of Bovey Tracey.

Inside, it is beautifully presented with light and neutral décor throughout, feels warm with gas central heating and double glazing (apart from two sash windows that are single glazed), and has bags of character with thick stonewalls, exposed beams, and a wonderful fireplace with a woodburning stove. Arranged over three floors, it offers deceptively spacious accommodation, which comprises of, on the ground floor, a good size living room with a stable-style front door, exposed beams, and a wonderful stone fireplace fitted with a woodburning stove, that makes a wonderful focal point for the room, a bespoke kitchen with plenty of worktop and cupboard space, tiled splashbacks, space for a cooker, a turning staircase rising to the first floor with a cupboard beneath, and a utility room to the rear that has plenty of space for storage, plumbing for white goods, and French doors providing access to the garden.

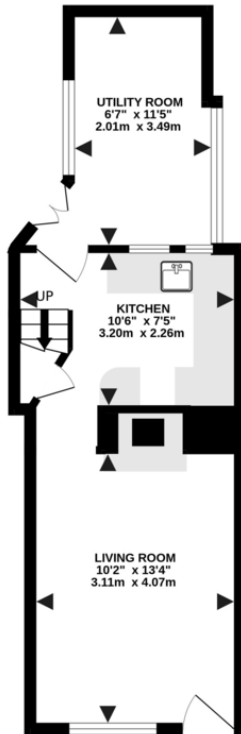
Upstairs, on the first floor, there is a decent sized double bedroom with wonderful views over the town and surrounding countryside through its sash window to the front, and a bathroom containing a bath, with a shower over, a WC, a pedestal basin, a chrome heated towel rail and an under-stairs cupboard, and up again on the top floor there is another excellent double bedroom filled with light from two windows in its vaulted ceiling, a built-in wardrobe, and a cupboard on the landing contains a condensing combi-boiler that provides the central heating and hot water on demand.

Outside, timber steps lead up to the charming, terraced low maintenance garden with a timber shed, a healthy, level lawn beside sleeper-edged beds of plants and flowers, and steps continue up to a paved patio that makes a great space for a barbecue or sharing drinks for friends and family with views! There is a log store, a palm tree, and it enjoys plenty of summer sunshine. Parking is on-road at the front of the property, or in the car park nearby, for which a permit can be purchased.

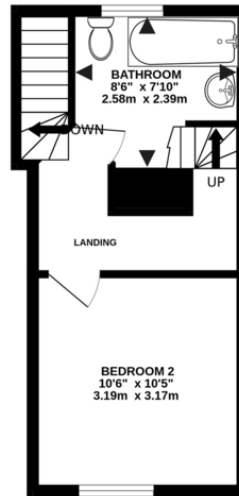


the floorplan...

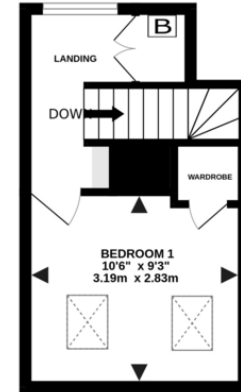
GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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 clinic, primary school, library with community centre, arts and craft centre, 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.

Shopping

Late night pint of milk: Tesco 0.2 mile

Town centre: Bovey Tracey 0.4 mile

Supermarket: Lidl (Kingsteignton) 5.9 miles

Relaxing

Beach: Teignmouth 10.8 miles

Park: Mill Marsh Park 0.7 mile

Travel

Bus stop: (East Street) 0.2 mile

Train station: Newton Abbot 7.3 miles

Airport: Exeter 17.8 miles

Schools

Bovey Tracey Primary School: 0.2 mile

South Dartmoor Community College: 7.8 miles

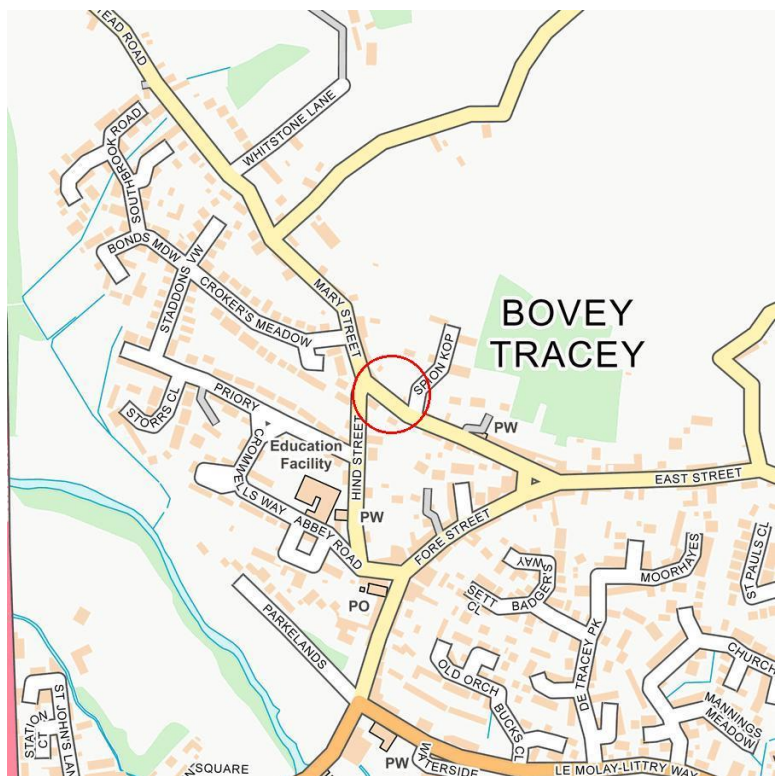
Stover: 4.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9HQ

how to get there...

From the Complete office in Fore Street, continue up the hill, taking the third turning on the left by The Old Town Hall and bear left into Mary Street. Continue up Mary Street where the property can be found just past the car park on the right





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

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