



Flat 17, Devon House, Devon House Drive, Bovey Tracey - TQ13 9HB

£164,950 Leasehold

A Two Bedroom Second Floor Apartment Forming Part of a Impressive Grade II listed building, Set in Stunning Grounds. Has been recently renovated. It has a Garage and is Available Chain Free.


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 **01626 818094**

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Living Room 14'8 x 13'3 (4.5m x 4.0m)

Bedroom One 13'9 x 10' (4.2m x 3.1m)

Bedroom Two 10' x 9'4 (3.1m x 2.8m)

Kitchen 10' x 9'4 (3.1m x 2.8m)

Bathroom 8'9 x 7'5 (2.7m x 2.3m)

USEFUL INFORMATION:

Service Charge: £238.33 per month (or can be paid twice yearly). The service charge includes gas central heating for six months of the year, upkeep of the gardens and grounds, external buildings maintenance, buildings insurance, services of a managing agent, cleaning to communal areas and external window cleaning.

Leasehold - 948 years remaining. The property is being sold chain free with vacant possession.

Share of Freehold.

Council Tax Band is B (£1767.23 - 2023/24)

SELLERS INSIGHT:

"When we first visited Devon House we loved the peace and quiet and its proximity to Dartmoor and the coast. The town is within walking distance and is a busy, thriving community with lots of activities, clubs and societies."



STEP OUTSIDE:

Plenty of parking is available for both residents and visitors. The property comes with a single garage with metal up and over door. The property is surrounded by communal mature gardens with views to the countryside as well as Dartmoor itself in the distance, offering many seating areas to relax and enjoy the view. Devon House stands in peaceful landscaped grounds of approximately two acres property is set within delightful and substantial, communal gardens. A parking space and further visitor parking available.



LOCATION:

Devon House stands in peaceful landscaped grounds of approximately two acres and is within walking distance of Bovey Tracey town centre. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis court. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.



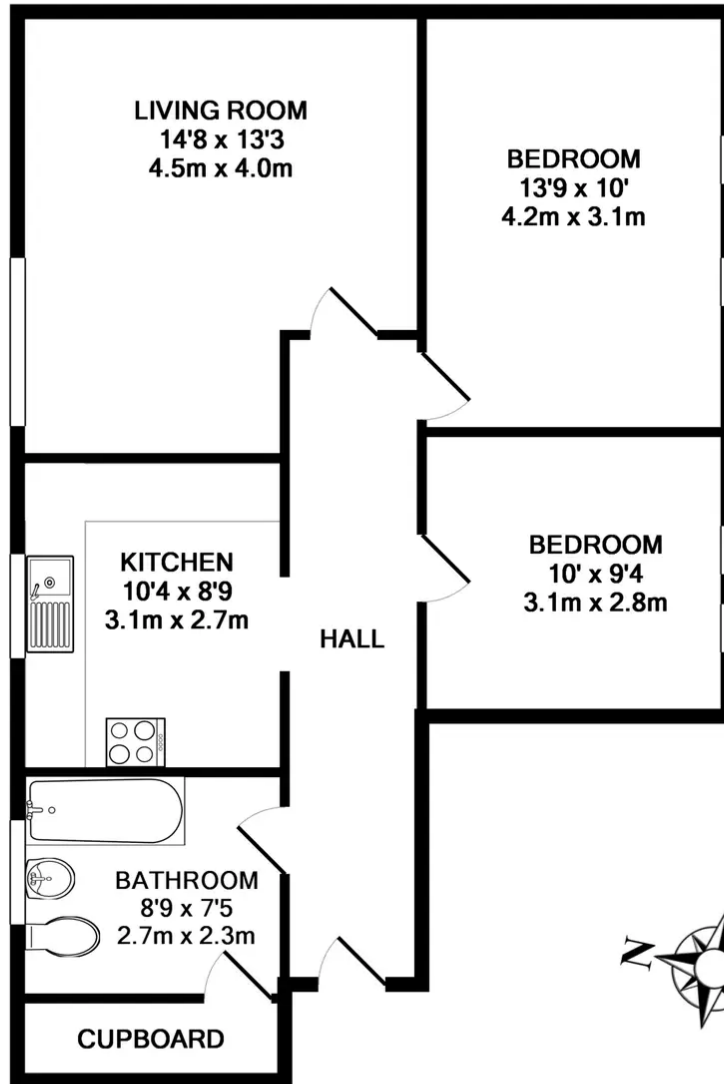
STEP INSIDE:

This second floor apartment forms part of an impressive Grade II Listed Victorian House, and was built in the mid 1800's.

Internally the property offers bright accommodation. Access to the property is via a wooden door into a communal entrance with stairs rising to the second floor landing. From here the apartment can then be found on the left. Inside, the entrance hall leads on to all rooms.

The spacious bathroom includes a three piece suite, with panelled bath with shower over, pedestal hand basin and low level WC. The feature window to rear elevation. There is a door to a large walk- in storage cupboard. Tiled splash backs and a heated electric towel rail complete the bathroom. The kitchen has been recently fitted with oak cupboards and worktop space. There is a cooker and washing machine included. The feature window looks to the rear of the property and there is a wall mounted gas fired heater which serves the hot water system. At the end of the hallway is the L- shaped living/ dining room with feature windows to the rear of the property and looking out to the surrounding countryside. The two double bedrooms both have feature windows to front elevation and radiators.





TOTAL APPROX. FLOOR AREA 63.4 SQ.M. (682 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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