



A wonderfully positioned spacious three storey townhouse giving easy access to the town centre and all local facilities, benefitting from a balcony and private rear patio with access to a large communal meadow for residents only with river frontage. NO ONWARD CHAIN!

18 Waterside | Bovey Tracey | TQ13 9SX

complete.

thoroughly good property agents



PROPERTY TYPE

Townhouse



SIZE



LOCATION

Bovey Tracey Town



AGE



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Balcony, Patio



EPC RATING

72 C



COUNCIL TAX BAND

D



in a nutshell...

- Spacious Open plan Kitchen and Living areas
- Master Bedroom with Ensuite
- 2 further double Bedrooms
- 2 Cloakrooms
- Utility Room
- Family Bathroom
- Garage & Driveway Parking
- Private Balcony and Courtyard
- NO ONWARD CHAIN





the details...

A uPVC front door opens into a spacious hallway with a useful downstairs WC and a door into the integral garage. Access to a large understairs storage cupboard - perfect for keeping all the coats and shoes hidden! Also on the ground floor is a bedroom which enjoys patio doors onto the private patio and also offers a delightful outlook. On the first floor is a utility room which houses the boiler and has space for a washing machine with work surface over incorporating a sink. A door leads into a further cloakroom with a WC and wash hand basin. Both the utility and cloakroom have windows.

Also on the first floor is the fabulous open plan kitchen/living/dining room which is a spacious room full of light and affording a wonderful outlook over the communal grounds, established trees and down to the river - we can see why the main living space is on the first floor with this outlook! The kitchen area is positioned to the front aspect and is fitted with a range of base level and eye level units, one and a half bowl sink and drainer, integrated electric oven and gas hob, space for an under-counter appliance plus a free standing fridge/freezer is in situ. Patio doors lead onto the balcony, a delightful spot to have a bistro table and enjoy pleasant summer evenings.

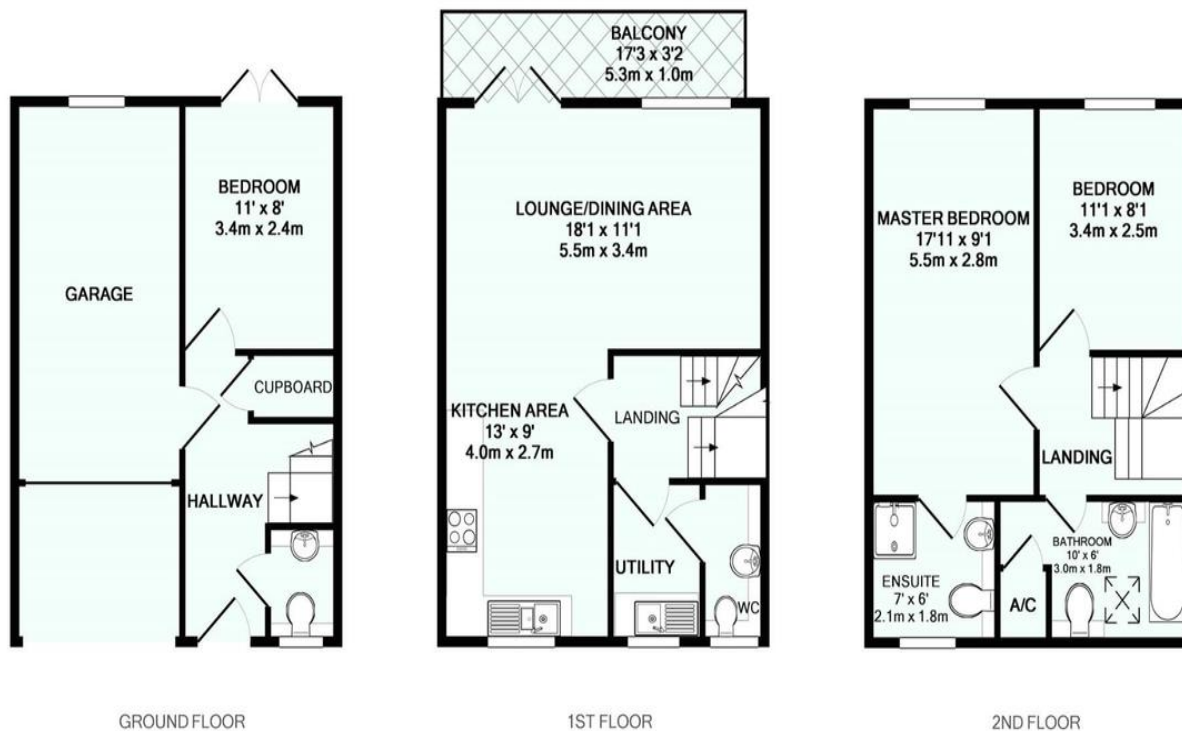
On the second floor landing the ceiling has a light tube providing daylight and a loft hatch. There are two double bedrooms, both with windows overlooking the rear aspect and river frontage. Bedroom one benefits from an en-suite shower room with shower unit, WC and wash hand basin. The second bedroom is serviced by the main bathroom which is fitted with a paneled bath, WC and wash hand basin. There is a door into the airing cupboard which houses the hot water cylinder.

OUTSIDE

To the front of the property there is driveway parking and a raised brick flower bed. Up and over door to the garage. To the rear of the property is a large patio area, accessed from the downstairs bedroom which enjoys a sunny, southerly aspect. A beautiful spot to relax whilst taking in the views across the field to the river. As a resident of Waterside, you benefit from communal use of the meadow which is for the residents of Waterside and has direct access onto River Bovey.



the floorplan...



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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. For those requiring more adventurous recreational pursuits 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, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.1 mile

Town centre: 0.1 mile

Supermarket: Co-op/Tesco Express 0.1 mile

Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10.5 miles

Park: Mill Marsh Park 0.2 mile

Tennis courts and swimming pool: 0.6 mile

Bovey Tracey Golf Centre: 1.1 miles

Travel

Bus stop: Le Molay-Littry Way approx. 500 ft.

Train station: Newton Abbot 6.4 miles

Main travel link: A38 2.7 miles

Airport: Exeter 18.3 miles

Schools

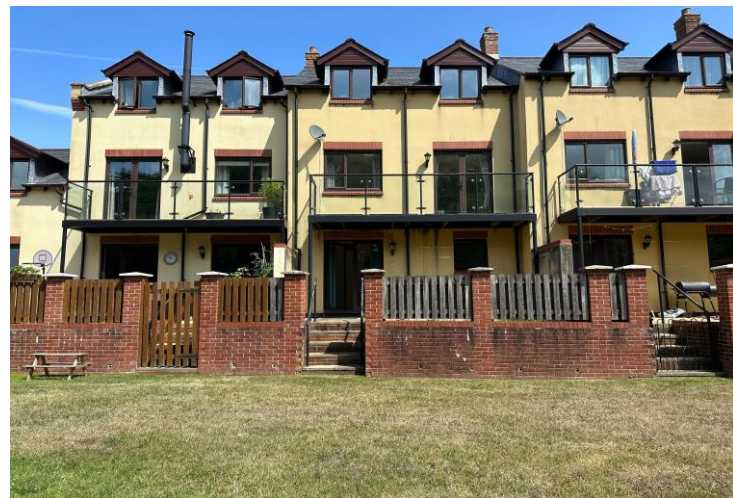
Bovey Tracey Primary School: 0.3 mile

South Dartmoor Community College: 8.3 miles (school bus)

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9SX**

How to get there....

From the Complete Office in Bovey Tracey turn into Le Molay-Littry Way and first right into Waterside. there the property can be found on





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

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