



A detached house benefitting from spacious rooms, located on a corner plot on the outskirts of Bovey Tracey, an exciting project for those wishing to create an individual home, set in private gardens, with garage & parking. The property is ready for immediate occupation with NO ONWARD CHAIN

Kilshane | Higher Bibberby | Bovey Tracey | TQ13 9ET





PROPERTY TYPE

House
Freehold



SIZE

1522 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

63 D



COUNCIL TAX BAND

F



in a nutshell...

- Spacious Sitting and Dining Room
- Kitchen and Breakfast Room
- Ground Floor Double Bedroom
- Family Bathroom
- Two further Double first floor Bedrooms
- Shower Room
- Large Garage
- Enclosed Gardens
- Driveway Parking
- NO ONWARD CHAIN





the details...

A rare opportunity to purchase a wonderful, detached property with three double bedrooms, a garage, parking, and an enclosed rear garden, with views towards Haytor, on a sizeable corner plot, in a quiet position yet conveniently located a short walk from the shops, parks and amenities in the popular town of Bovey Tracey.

This fabulous property is well-presented throughout, though the décor is somewhat dated and would benefit from modernisation, and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation comprises on the ground floor, an entrance hallway with a staircase to the first floor, a good-sized kitchen with a fitted kitchen that has plenty of worktop and cupboard space, complete with tiled splashbacks and under-cabinet lighting, a larder cupboard, an under-stairs cupboard, a double oven with a gas hob and filter hood above, space for a fridge, and space with plumbing for a washing machine plus space for a dishwasher.

The spacious L-shaped living/dining room, accessed via double doors from the kitchen or from the hallway, is filled with light from dual-aspect windows and a glazed door to the patio and a stone fireplace fitted with a living-flame gas fire (not currently in working order) makes a nice feature and focal point for the room.

There is a generously sized double bedroom with fitted a wardrobe, a cloakroom and a bathroom containing a bath, separate shower and a vanity unit.

A door from the kitchen leads into the attached over-sized single garage that has lights, power, a courtesy door to the rear garden, an up and over door to the driveway and houses the condensing system boiler for the central heating and hot water, and the gas and electric meters.

Upstairs, there are two further light and airy double bedrooms, both with wardrobes and wash-hand basins for convenience, one with superb far-reaching views over the surrounding countryside to Haytor in the distance.

Completing this floor is a shower room with a WC and shower, and an airing cupboard with an unvented hot water cylinder providing mains pressure hot water.



Outside, the rear garden is private with areas of lawn and beds of well-established shrubs, plants, and flowers, and a terrace of paving with a pergola and steps up to a patio, creating a wonderful venue for entertaining, be it alfresco dining, a barbecue, or sharing drinks with friends and family, and being west facing, it enjoys long hours of summer sunshine. There is an area with timber-edged planters for growing your own vegetables, a timber shed providing extensive storage and gates on either side of the property providing access to the front where a gravel driveway provides additional parking for three cars.

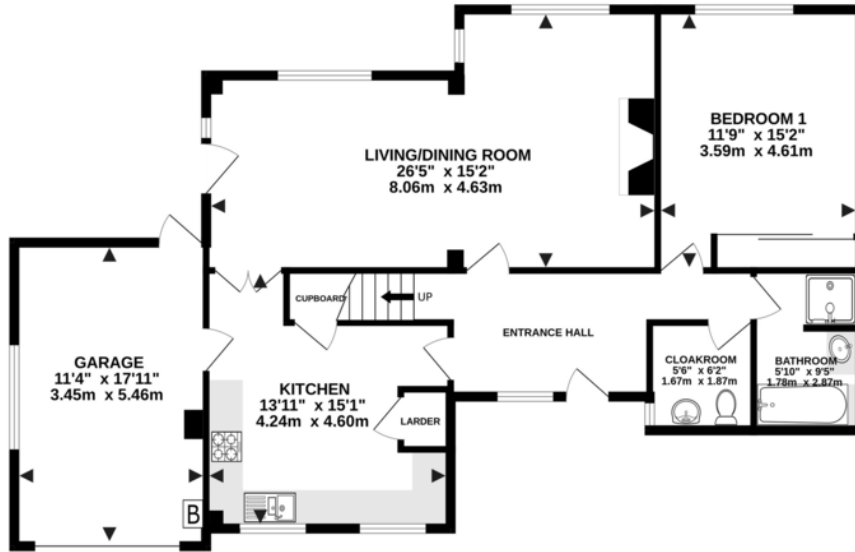
A viewing is essential to fully appreciate all that this wonderful property has to offer.

Tenure - Freehold
Council Tax Band - F

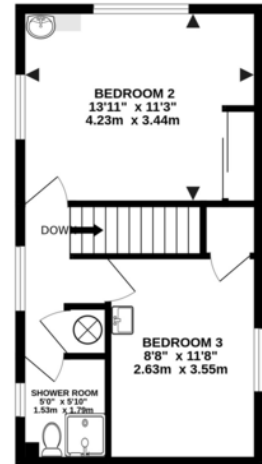


the floorplan...

GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

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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.

Shopping

Late night pint of milk - Tesco Express 0.5 miles

Town centre 0.5 miles

Supermarket 0.5 miles

Relaxing

Teignmouth beach 10.5 miles

Park 0.5 miles

Tennis courts, swimming pool, playground etc. 1 mile

Travel

Bus stop -50 metres

Newton Abbot train station 7 miles

Motorway A38 3 miles

Exeter Airport 18 miles

Schools

Bovey Tracey Primary School 0.5 miles

South Dartmoor College 8.8miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9ET**





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

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