



16 Brimley Vale, Bovey Tracey - TQ13 9DA

£325,000 Freehold

A Well maintained 3-bed end-of-terrace house in a popular area of Bovey Tracey, boasting a generously proportioned rear garden, perfect for relaxation and entertainment. The Three Year Devon Rule applies.


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Council Tax Band: B

EPC Rating: C / Tenure: Freehold

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating (Installed approx 3 years ago)

PLEASE NOTE: 3 Year Devon Rule Applies.

Prospective purchasers of former Council properties in one of the designated rural areas of Teignbridge must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase.

If there are two purchasers, only one person has to satisfy this requirement. The restriction is intended to suppress the price of the property thereby making the property affordable to local people.

Local people are defined as those who have lived or worked in Devon etc. as defined above.

ROOM MEASUREMENTS:

Dining Room: 4.85m x 3.50m (15'11" x 11'6")

Living Room: 4.93m x 3.19m (16'2" x 10'6")

Kitchen: 4.86m x 3.82m (15'11" x 12'6")

Bathroom: 1.78m x 1.72m (5'10" x 5'8")

Bedroom One: 4.86m x 2.73m (15'11" x 8'11")

Bedroom Two: 3.56m x 3.15m (11'8" x 10'4")

Bedroom Three: 2.60m x 2.38m (8'6" x 7'10")



STEP OUTSIDE: The rear garden is both sizeable and well-maintained, offering a private retreat for families, pets, and those who enjoy outdoor entertaining. The current owners have a Jacuzzi in situ, a large shed at the rear of the garden, as well as a wood store. With lush greenery and plenty of space for outdoor seating and dining, this garden is the perfect backdrop for making lasting memories. Practicalities have not been overlooked in this property, as there is parking available on the gravelled driveway for 3-4 vehicles. This is a valuable asset in a bustling neighbourhood where parking can often be a challenge.

SELLERS INSIGHT: "We have been lucky to have such a fantastic family home, stepping through the door with our tiny children over 25 years ago, our home has grown with us. An ideal indoor space with a cosy wood burning fire, a sizeable flat rear garden for games of cricket, football or relaxing in the sun on the decking. As the children have grown older the advantages of 2 reception rooms and parking for 4 cars became apparent. It's location is perfect for a stroll into town and we have great access to public transport with a bus stop at the end of the road."



LOCATION:

This end of terraced home is positioned within a popular residential area of Brimley, close to the town centre of Bovey Tracey. Known as the "Gateway to the Moors", Bovey Tracey 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 courts. 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 hours driving distance.



STEP INSIDE:

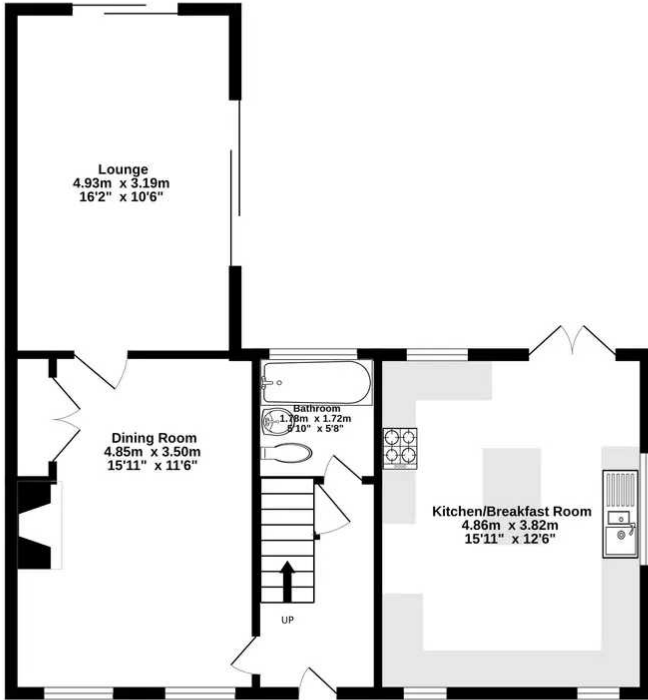
Introducing this well-maintained, 3-bedroom end of terrace house that epitomises modern, comfortable living. Situated in a sought-after location, this property boasts tasteful design, a spacious layout, and an array of attractive features that make it an ideal family home. Beyond the charming exterior, this residence welcomes you into a warm and inviting living space. The ground floor encompasses a modern-equipped kitchen, added as an extension by the current owners approx 12 years ago, complete with a freestanding island for added functionality and convenience. The sleek design and quality fixtures and fittings create the perfect space for culinary enthusiasts. Flowing from the kitchen you will find a separate dining room with a stylish log burner as a centrepiece to the room, creating a cosy atmosphere for intimate gatherings or family meals.

The living room is a true highlight of the property, and was also an added extension by the current owners approx 18 years ago, featuring pine flooring and dual sliding doors that lead out to the beautiful rear garden. Sunlight cascades through these doors, creating a bright and airy ambience that is sure to uplift your spirits. The generous proportions of the living space provide ample room for relaxation and entertainment.

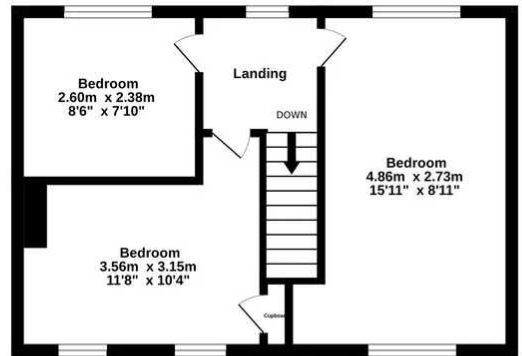
In summary, this 3-bedroom terraced house presents a rare opportunity to own a home that combines contemporary living with classic charm. With its modern features, spacious design, and enviable location, this property is truly a gem in the market. We highly recommend scheduling a viewing to fully appreciate the possibilities it has to offer with scope to put your own stamp on it.



Ground Floor
58.7 sq.m. (632 sq.ft.) approx.



1st Floor
33.7 sq.m. (363 sq.ft.) approx.



TOTAL FLOOR AREA : 92.4 sq.m. (995 sq.ft.) 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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