



An attractive, spacious and modern townhouse with three double bedrooms, master en-suite, conservatory, garage, parking and an enclosed rear garden. Situated in a quiet yet convenient location a short walk from the shops, park and amenities in the popular town of Bovey Tracey.

18 Old Orchard | Bovey Tracey | TQ13 9SU



thoroughly good property agents



PROPERTY TYPE
Town House
Freehold



SIZE
1,197 sq ft



LOCATION
Town



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage & Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
77 C



COUNCIL TAX BAND
C



in a nutshell...

- Modern Townhouse
- Three Bedrooms
- Accommodation over Three Floors
- Downstairs WC
- Conservatory
- En-suite to Main Bedroom
- Enclosed Rear Garden
- Garage & Parking





the details...

An attractive, spacious and modern townhouse with three double bedrooms, master en-suite, conservatory, garage, parking and an enclosed rear garden. Situated in a quiet yet convenient location a short walk from the shops, park and amenities in the popular town of Bovey Tracey.

A storm porch shelters the entrance to the property. Inside, it is well-presented with light and neutral décor throughout. It feels warm and welcoming with gas central heating and double glazing and is arranged over three floors providing spacious accommodation, ideal for a family.

The entrance hallway has a staircase rising to the first floor with a handy cupboard beneath and a convenient ground floor cloakroom with a WC and corner basin.

The kitchen is in a galley style and has plenty of light from a window to the front. It has a durable wood-effect vinyl floor, plenty of worktop space with tiled splash backs and a modern fitted kitchen, in white, providing ample cupboard space. There is a built-in fan-oven with a ceramic hob and integral grease hood above, a stainless-steel sink with a mixer tap, an integrated dishwasher, space for a washing machine, space for a fridge/freezer, and space beneath the worktop for another appliance.

Double doors lead into a spacious, L-shaped living/dining room with a window and French doors to the conservatory. There is plenty of space for a dining table and seating, ideal for any occasion.

The conservatory is a generous size with French doors to the garden, vertical blinds on two sides and an opening skylight for ventilation.

On the first floor there are two double bedrooms, one has two windows to the rear and a built in wardrobe, the other has a built in wardrobe and a window to the front.

The family bathroom has a tiled floor and part-tiled walls, containing a white suite comprising a bath with a shower and glass screen above, a WC and a pedestal basin. The landing has an airing cupboard with shelving for linen, also containing a condensing combi-boiler which provides the central heating and hot water on demand.

A staircase rises to the top floor where there is the main bedroom, a spacious double with plenty of light from a Velux skylight and a dormer window to the front. It has a built-in double-wardrobe and an en-suite shower room which is fully tiled, containing a multi headed shower, a pedestal basin, a WC and a chrome heated towel rail. A hatch in the bedroom ceiling provides access to the loft space where there is additional light storage for Christmas decorations and similar.

Outside, the rear garden is a manageable size and fully enclosed making it safe for both children and pets. It is laid to decorative paving and bordered by areas of planted gravel with a variety of shrubs and plants, making a wonderful outside space for a picnic tea or sharing a bottle of wine with friends and family. A gate at the rear leads onto a path to the end of the terrace where there is a single garage with a parking space immediately in front of its up and over door. Additional parking is available on-road if required.

Tenure - Freehold
Council Tax Band - C



the floorplan...

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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. 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 0.3 mile

Town centre: 0.3 mile

Supermarket: Tesco 6.3 miles

Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10.7 miles

Park: Mill Marsh Park 0.5 mile

Tennis courts and swimming pool: 0.7 mile

Bovey Tracey Golf Centre: 1.4 miles

Travel

Bus stop: Le Molay-Littry Way: 0.1 mile

Train station: Newton Abbot 6.9 miles

Main travel link: A38 3.8 miles

Airport: Exeter 18 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 8.4 miles (school bus)

Teign School: 5.1 miles

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





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