



A charming and deceptively spacious mid-terraced character cottage, with two double-bedrooms, one en-suite, and an enclosed cottage garden with wooden outbuildings, in a convenient location amid the shops, eateries and amenities, in the sought-after town of Bovey Tracey.

13b Fore Street | Bovey Tracey | TQ13 9AD



thoroughly good property agents



PROPERTY TYPE

Mid Terraced Cottage
Freehold



SIZE

844 sq ft



LOCATION

Town



AGE

Pre 18th Century



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

N/A



OUTSIDE SPACE

Garden & Outbuildings



EPC RATING

55 D



COUNCIL TAX BAND

A



in a nutshell...

- Mid Terraced Cottage
- Two Double Bedrooms
- En-Suite Shower Room
- Character Features Throughout
- Enclosed Cottage Garden
- Summerhouse
- Multi Purpose Sheds
- In the Heart of Bovey Tracey





the details...

Inside, this charming cottage is beautifully presented with light and neutral décor throughout, feels warm and cosy with gas central heating and mostly secondary glazed windows, and arranged over three floors it is deceptively spacious and brimming with character features including asymmetrical rooms, exposed stonework and timbers, a window seat, and a fabulous fireplace with a multi-fuel stove. A viewing is essential to fully appreciate all that this charming property has to offer.

The accommodation comprises, on the ground floor, a small entrance hallway with alcoves perfect for storing coats and shoes, a dining room which has a map of the world on the wall, exposed stonework and timbers all adding to the character, and plenty of space for a table and seating, ideal for any occasion. A good-sized living room has a Georgian-paned casement window to the front with a window seat beneath, and a wonderful stone fireplace with a chunky oak lintel, and a multi-fuel stove that makes a lovely feature and focal point for the room, perfect with a roaring fire on a dark winters night. A modern, galley-style kitchen with plenty of worktop and cupboard space, a gap for a cooker, with a stainless-steel extractor hood and tiled splash back above, floor space for an upright fridge/freezer, space beneath the worktop for a washing machine, space for an integrated dishwasher and French doors provide access to the garden.

A turning staircase from the dining room rises to the first floor where there is the spacious principal bedroom, an excellent double with a modern en-suite shower room, containing a shower with multi-jets, a WC, vanity unit with a basin and storage beneath, and a chrome heated towel rail. There is also a generous walk-in wardrobe housing a condensing combi-boiler, which provides the central heating and hot water on demand, and an airing cupboard. Completing the first floor is a family bathroom containing a bath with a shower and glass screen above, a pedestal basin and a WC, all in white.

A turning staircase continues up from the landing to the top floor where there is another spacious and light double-bedroom with exposed roof timbers in its vaulted ceiling and an abundance of light from two Velux skylights. A door provides access to an eaves storage cupboard.

Outside, French doors from the kitchen lead into a small, sheltered courtyard of crazy paving with a stone-walled bed, creating a tranquil private space ideal for sharing a bottle of wine with loved ones. There is an outside tap for watering and slate steps with a paved path leads through the garden beside rock-edged beds, well-stocked with all kinds of plants and shrubs, to an area of decorative gravel, perfect for alfresco dining or a family barbecue. A gate leads onto a terrace, sheltered beneath a polycarbonate awning with doors into the timber outbuildings which have light, power and water. These multi-purpose summerhouses offer a good space, ideal for hobbies and storage.

At the end of the garden there is a generously sized shed with power and light installed providing plentiful storage. A gate at the side of the garden leads onto a shared path leading to the internal passageway and a shared door to Fore Street.

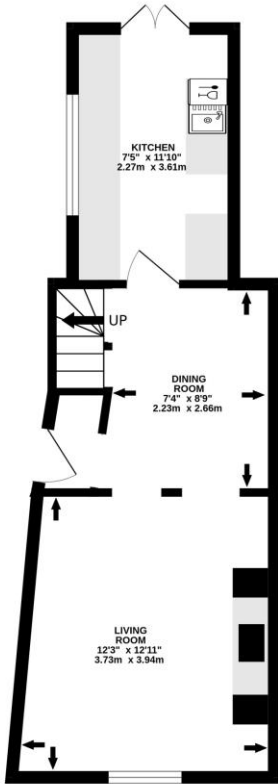
Tenure – Freehold

Council Tax Band - A

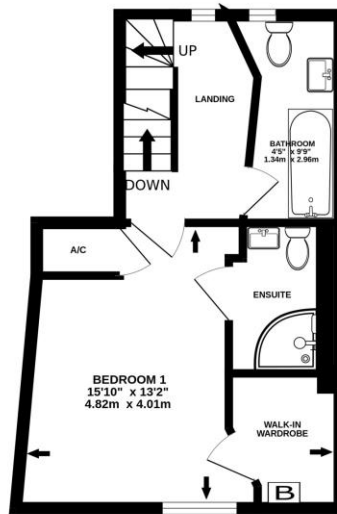
Full Fibre Broadband is connected – please visit <https://checker.ofcom.org.uk> to check availability.

the floorplan...

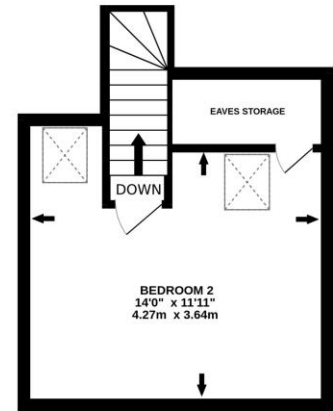
GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) 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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the location...

Bovey Tracey benefits from a wide range of local amenities including a 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. 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

Pint of Milk: Co-op approx. 500 ft.

Supermarket: Tesco 6.3 miles

Exeter: 15.9 miles

Relaxing

Beach: Teignmouth 11 miles

Park, dog walk, cycle route: Mill Mash Park 0.1 miles

Playground: 0.1 miles

Travel

Bus stop: On Fore Street approx. 450ft.

Train station: Newton Abbot 6.5 miles

Main travel link: A38 2.8 miles

Airport: Exeter approx. 18.5 miles

Schools

Bovey Tracey Primary School: 0.1 miles

South Dartmoor Community College: 8.3 miles (School bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9AD**





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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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