



## The Old Library, 18, East Street, Bovey Tracey - TQ13 9EJ

£235,000 Share of Freehold

A deceptively spacious three bedroom period property in the heart of Bovey Tracey, in need of Some TLC with a communal garden and no allocated parking. Available with no onward chain.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE



#### **STEP INSIDE:**

Entering in through a private front door to the side of the property, there is a good sized entrance hallway with stairs rising to the first floor and a large understairs cupboard. There is a downstairs bathroom with a corner bath, vanity unit basin, WC and a ladder radiator. A few steps lead down into a large living room which has a stone feature fire surround and mantle to give a focal point to the room. Two large windows face the front and bring in lots of natural light. From here you enter into the kitchen which is fitted with floor & wall cupboards, a built in electric oven with gas hob and extractor hood over. Spaces for under counter appliances and a freestanding fridge/freezer. First floor landing has a Velux sky light window which allows natural light to brighten the stairway and landing. A cupboard houses the wall mounted gas boiler and with adding slatted shelving would work well as an airing cupboard. The shower room has a shower cubicle with a mira electric shower, a WC and basin.

Three double bedrooms all facing front and the large main bedroom has a small loft hatch for access to the attic space. This property would benefit from modernisation and some love, it has the potential to be a lovely home with lots of character.

#### **ROOM MEASUREMENTS:**

Lounge/Diner: 16'10" x 14'11" (5.14m x 4.56m)  
Kitchen/Breakfast Room: 14'4" x 10'2" (4.38m x 3.10m)  
Bedroom: 16'7" x 14'9" (5.05m x 4.50m)  
Bedroom: 14'6" x 10'11" (4.41m x 3.32m)  
Bedroom: 10'9" x 9'4" (3.27m x 2.84m)  
Downstairs Bathroom: 8'10" x 7'1" (2.70m x 2.15m)  
Upstairs Shower Room: 7'3" x 6'2" (2.20m x 1.88m)

#### **STEP OUTSIDE:**

Communal Garden, shared with the other residents. It is located at the rear of the building with a few steps up to it. There is a patio seating area and a lawned area also. The garden is cared for by some of the residents and there are an array of mature plants, flowers and shrubs to create a wonderful place to relax and enjoy the surroundings.

- Deceptively Spacious, Terrace Cottage
- Located In the Heart of the Town Centre
- Large Living/Dining Room
- Kitchen/ Breakfast Room
- Three Double Bedrooms
- Downstairs Bathroom and Upstairs Shower Room
- Attractive, Communal Garden
- Available with No Onward Chain
- Tenure: Leasehold with a 6th Share of Freehold
- EPC Rating: E

#### AGENTS INSIGHT:

“This character cottage is ideally situated for easy access to the town centre and all the local amenities. Even though there is no parking with the property, there is a council carpark close by which you can purchase an annual permit for. This quirky cottage was rented out for many years and now the tenants have move on the owner has decided to sell it. In need of some TLC, this spacious property has potential to be a comfortable home.”



#### LOCATION:

Located in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 hour's driving distance.



#### USEFUL INFORMATION:

Heating: Gas Central Heating

Services: Mains water, drainage, electricity and gas

Local Authority: Teignbridge District Council

Council Tax Band: C £2115.25 (2024/25)

EPC Rating: 48 E

Standard - Highest available download speed: 16 Mbps / Highest available upload speed: 1 Mbps

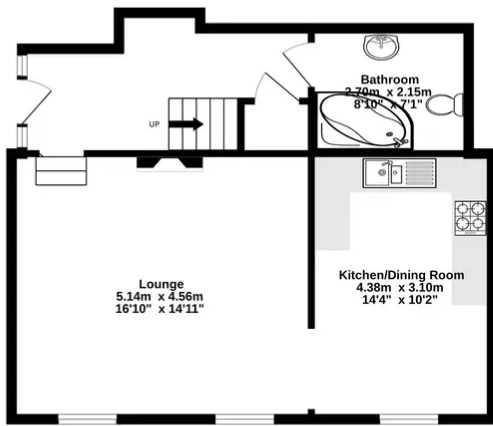
Superfast - Highest available download speed: 80 Mbps / Highest available upload speed: 20 Mbps

Ultrafast - Highest available download speed: 1000 Mbps / Highest available upload speed: 220 Mbps

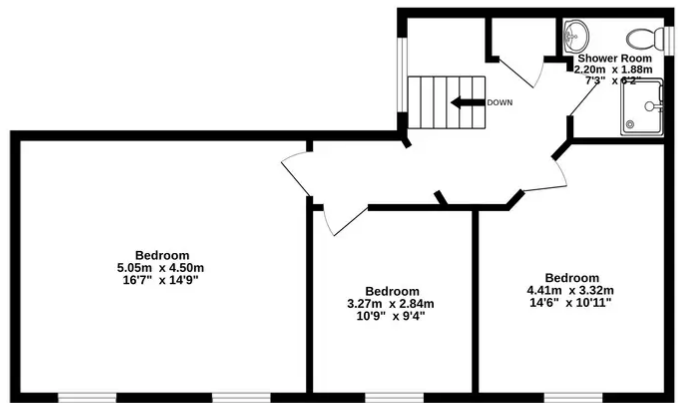
Tenure: Leasehold with a sixth share of the Freehold. (199 Year leasehold started in 1975).

Residents Management Company. Currently £125pm incl building maintenance/insurance charge & upkeep of communal garden.

**Ground Floor**  
53.5 sq.m. (576 sq.ft.) approx.



**1st Floor**  
60.1 sq.m. (647 sq.ft.) approx.



**TOTAL FLOOR AREA : 113.6 sq.m. (1223 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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