



## Flat 16, Devon House Devon House Drive, Bovey Tracey - TQ13 9HB

Guide Price £160,000 Share of Freehold

A grade II listed Victorian house first-floor apartment with a double bedroom, kitchen, bathroom, open living room, high ceilings and countryside views. Share of freehold. EPC rating D.



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**ROOM MEASUREMENTS:**

Living Room: 5.61m x 5.53m (18'5" x 18'2")

Bedroom: 4.08m x 3.64m (13'5" x 11'11")

Kitchen: 3.58m x 1.72m (11'9" x 5'8")

Bathroom: 2.55m x 1.51m (8'4" x 5'0")

**USEFUL INFORMATION:**

Service Charges: Approx £1500 bi-annually. This includes communal heating for 6 months of the year, ground rent, grounds maintenance and building insurance.

Tenure: Leasehold with a Share of Freehold with a 999 year lease from 25.12.1979

Council Tax Band B: (£1850.85p.a. - 2024/25)

Local Authority: Teignbridge District Council

EPC Rating: D

Services: Mains gas, water, drainage and electricity.

Heating: Communal Gas Central Heating

**STEP OUTSIDE:**

Parking is available for both residents and visitors. The property is surrounded by delightful and substantial communal mature gardens with views to the countryside as well as Dartmoor itself in the distance, offering many seating areas to relax and enjoy the view. Devon House stands in peaceful landscaped grounds of approximately two acres.

**AGENTS INSIGHT:**

"This historic property sits in stunning communal grounds of nearly 2 acres. The residents have formed a wonderful community and enjoy the peace and tranquillity the location offers. The apartment itself has been transformed by the seller to offer a substantial living room which has incredible high ceilings, a lot of natural light and enjoys spectacular countryside views. A viewing is definitely recommended."

**LOCATION:**

Devon House stands in peaceful landscaped grounds of approximately two acres and is within walking distance of Bovey Tracey town centre. 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 court. 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.



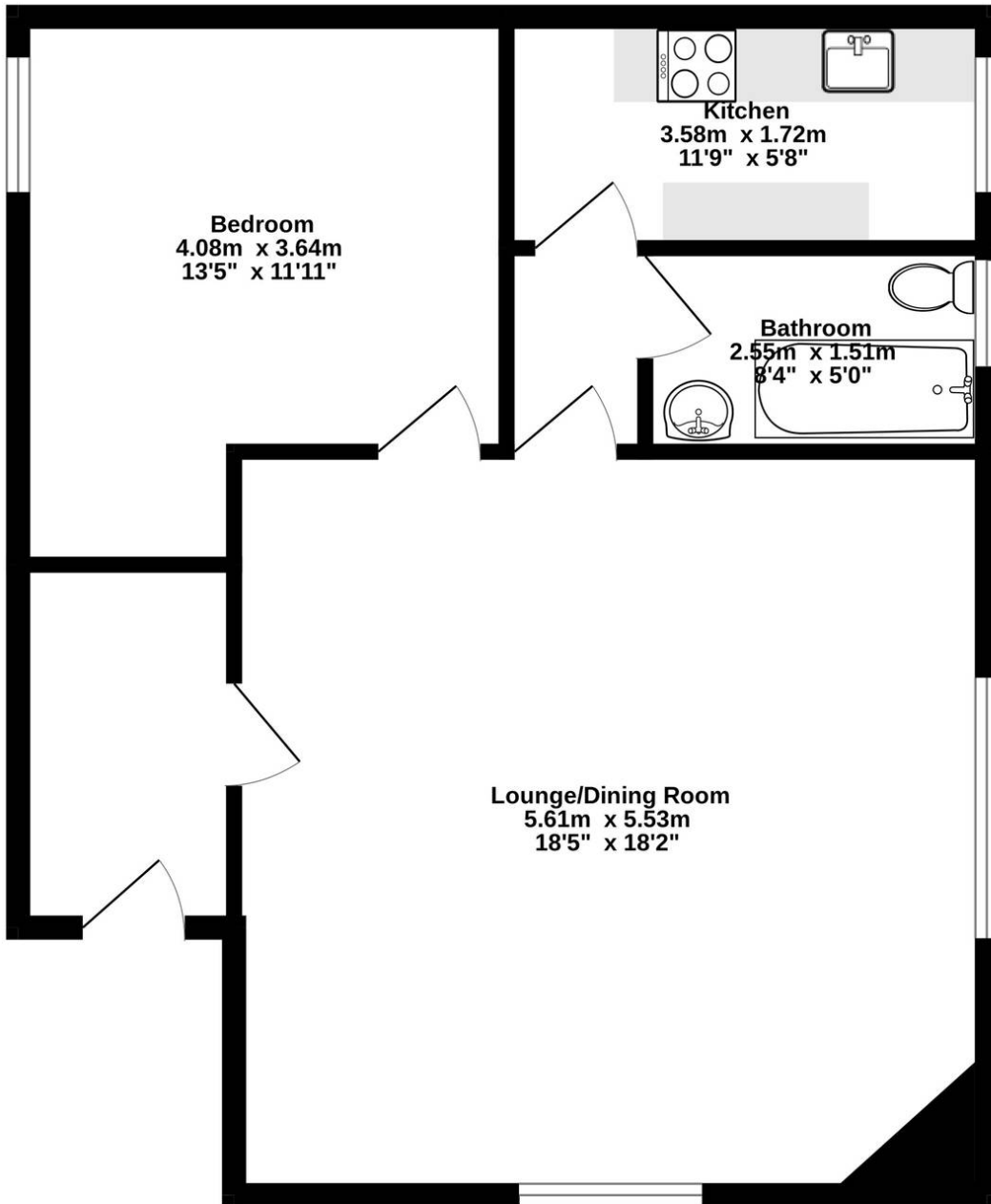


#### STEP INSIDE:

This first floor apartment forms part of an impressive Grade II Listed Victorian House, and was built in the mid 1800's. Internally the property offers bright accommodation which has been adapted by the current owner to offer an open living room with a beautiful high ceiling and views across the surrounding countryside and towards the church. Access to the property is via a wooden door into a communal entrance with stairs rising to the first-floor landing. The front door is easily located as there are just two apartments on the first floor. An entrance hallway provides ample space for storage and somewhere to hang coats and store shoes. The living room is a brilliant size, flooded with natural light from the double aspect windows. The kitchen has a range of modern white gloss units, built-in oven and hob, space for a washing machine and space for a fridge/freezer. There is a hot water heater and a window enjoying similar views as from the living room. The bathroom is modern with partial tiling, a heated towel rail, a bath with mains shower over, WC and hand basin set into a vanity unit. The bedroom is a double room with ample space for wardrobes.



**1st Floor**  
**59.6 sq.m. (642 sq.ft.) approx.**



**TOTAL FLOOR AREA : 59.6 sq.m. (642 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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