



A deceptively spacious family home which has been extended to the rear, with garage, parking and an enclosed, partially walled garden, and quick and easy walking access to the town centre. NO ONWARD CHAIN, READY FOR IMMEDIATE OCCUPATION

28 Old Orchard | Bovey Tracey | TQ13 9SU



thoroughly good property agents



PROPERTY TYPE
End of Terrace
Town House



SIZE
1,212 sq ft



LOCATION
Town



AGE
Modern
2003



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
69 C



COUNCIL TAX BAND
C



in a nutshell...

- Sitting Room/Dining Room
- Conservatory
- Kitchen
- Cloakroom
- Principal Bedroom with Ensuite
- 2 further Double Bedrooms
- Family Bathroom
- Garage and Parking
- Enclosed Private Rear Garden





the details...

The glazed panelled front door gives access to the entrance hall with understairs storage cupboard, stairs to first floor and access to the cloakroom which is fitted with a w.c and hand basin. The kitchen offers a range of light wood style wall units base units incorporating an integrated oven, hob and extractor hood over and spaces for a washing machine and fridge/freezer. The L shaped sitting room/dining room is light and spacious with a feature fireplace housing a modern electric coal effect fire. Double doors lead out into the spacious conservatory, with tiled floor, radiator, skylight windows and double doors leading out into the rear garden.

On the first floor is a spacious landing with stairs to the second floor, door to what was the airing cupboard, but now fitted out with plumbing to site the washing machine and tumble dryer. There are two double bedrooms, one benefitting from an array of built in bedroom units incorporating hanging and storage space and two windows to the rear. This floor is complete with the family bathroom, comprising panelled bath with mains shower over, wash hand basin and w.c.

On the second floor is the dual aspect principal bedroom, with door to the ensuite shower room comprising shower cubicle, wash hand basin and w.c.

Outside there is a single garage with apex storage, power is connected and parking on the drive for two small cars. The walled garden to the rear is a delight, with a paved patio area leading up to a lawn, in the corner of which is a decked patio ideal for sitting and enjoying the peace and quiet, or entertaining family and friends. There is also a wooden pedestrian gate to the side.

Tenure: Freehold

Council Tax Band: C

Service: Mains Electricity, Gas, Water and Sewerage

Broadband and Mobile Signal - Please visit

<https://checker.ofcom.org.uk> for availability.



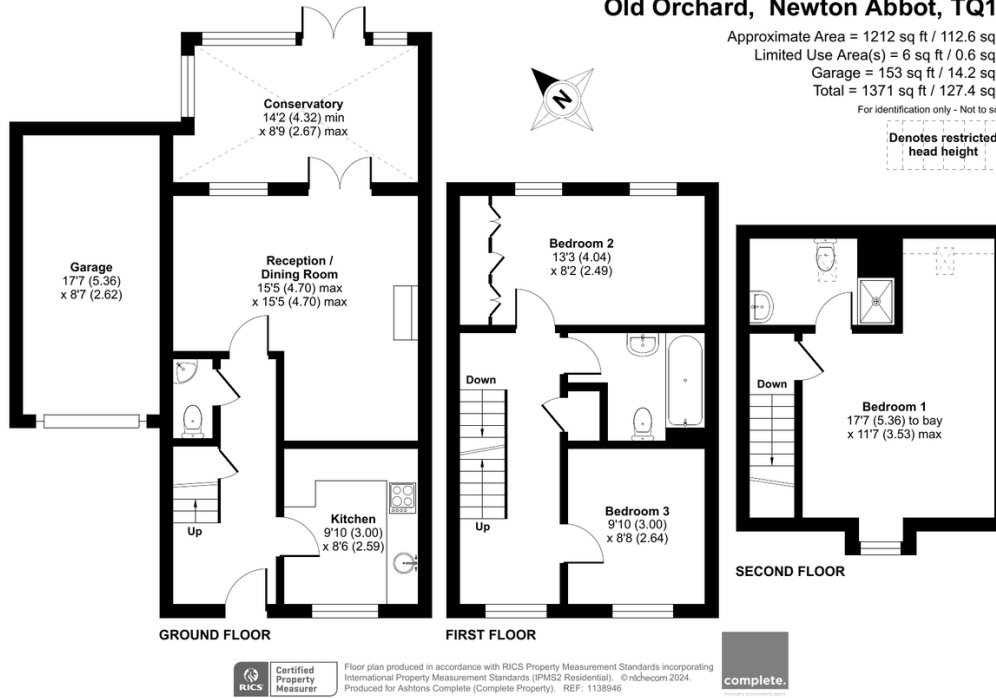
the floorplan...

Old Orchard, Newton Abbot, TQ13

Approximate Area = 1212 sq ft / 112.6 sq m
Limited Use Area(s) = 6 sq ft / 0.6 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1371 sq ft / 127.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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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 0.1 mile

Town centre: 0.1 mile/Newton Abbot: 5 miles

Supermarket: Co-op/Tesco Express 0.1 mile

Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10 miles

Park: Mill Marsh Park 0.3 mile

Tennis courts and swimming pool: 0.5 mile

Bovey Tracey Golf Centre: 1.2 miles

Travel

Bus stop: Le Molay-Littry Way

Train station: Newton Abbot 6.5 miles

Main travel link: A38 2.5 miles

Airport: Exeter 18.2 miles

Schools

Bovey Tracey Primary School: 0.2mile

South Dartmoor Community College: 8.7 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9SU**

how to get there...

From the Complete office in Bovey Tracey turn into Le Molay-Littry Way and take the first turning into Old Orchard, follow the road around, keeping left and the property can be found at the end of the cul-de-sac in front of you.





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

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