



17 Teign Village, Bovey Tracey - TQ13 9QJ

£255,000 Freehold

This Charming, Well Presented, Semi- Detached House is situated in the Popular Teign Village. It has Two Double Bedrooms, Lounge and Kitchen/Dining Room. Surrounded by Countryside this is Great for those Looking for Peace and Quiet.


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Teignbridge District Council
Council Tax Band B. (£1841.29 p.a
2024/25)

EPC Rating:

Services: Mains electric and mains drainage (SWW). No mains gas in Teign Village. Private water treatment works run and owned by residents. Cost of water and maintenance to treatment works £240pa for single occupancy, up to £370pa for multiple occupancy.

Boiler is Oil Fired Boiler (9 years old)
Serviced in Jan 2024 - Oil tank in rear garden.

Tenure: Freehold

SELLERS INSIGHT:

"I have loved living here for the past 13 years. It's a great place for nature lovers (there's a housemartin nest in the eaves, and glow worms up the lane), with beautiful views all around. There's also a real community feel here, with the allotments, social club and football pitch.

I'm moving away for personal reasons, but I hope the next resident will be as happy here as I have been."



STEP OUTSIDE:

The front features a paved patio adorned with colourful flower beds and borders. A wooden gate on the side grants access to the rear garden. Beyond the patio doors, at the rear, lies a paved seating area, with a path that winds its way to the concrete-floored, powered workshop/shed. This has the bonus of a mezzanine floor for additional storage above.

The garden is a tapestry of shrubs, plants, and bushes, offering a sanctuary for wildlife and birds. With the garden abutting allotment plots, it exudes an authentic countryside ambiance.



LOCATION:

Teign Village is a picturesque area in Devon, surrounded by natural beauty and characterized by a strong sense of community. Close to Hennock which benefits from local amenities such as The Palk Arms Public House and a Primary School. The popular town of Bovey Tracey which is only 3 miles away, offers a good range of shops and services and the market town of Newton Abbot is 6 miles away.

ROOM MEASUREMENTS:

Lounge: 4.30m x 3.80m (14'1" x 12'6")

Kitchen: 4.30m x 3.13m (14'1" x 10'3")

Dining Room: 4.15m x 2.13m (13'7" x 7'0")

Bedroom: 4.36m x 3.85m (14'4" x 12'8")

Bedroom: 4.37m x 3.30m (14'4" x 10'10")

Bathroom: 2.44m x 2.30m (8'0" x 7'7")

Shed/Workshop: 5.84mx 5.05m (19'2" x 16'7")



STEP INSIDE:

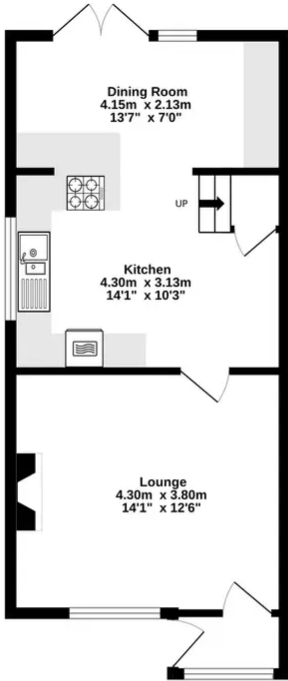
The front porch serves as a practical area for removing shoes and boots before stepping into the spacious lounge, which features wooden floors and neutral décor that complement the property's countryside ambiance. Additionally, there is an open fireplace with a stone surround, hearth, and wooden mantel. A large window to the front, allows for ample natural light. A doorway connects to the open-plan kitchen and dining area, equipped with abundant cupboards and natural slate work surfaces, a built-in electric hob, and an eye-level oven, with space for several appliances. The dining area, featuring French doors, opens out to the rear garden, offering an ideal setting for entertainment or relaxation amidst the countryside views.

An angled staircase ascends to the first-floor landing, where two double bedrooms are located, one with a built-in cupboard, alongside the bathroom, which includes a panelled bath, shower cubicle (including alcoves with hand-crafted mosaic backings) WC, and stone hand basin.

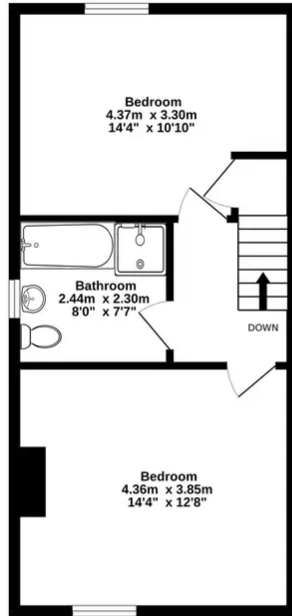
This home is cosy and inviting for those looking for a perfect first home or for those wishing to re locate to the countryside.



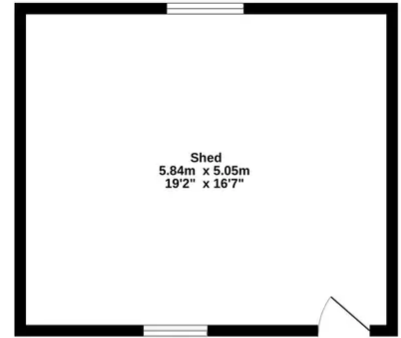
Ground Floor
40.1 sq.m. (432 sq.ft.) approx.



1st Floor
40.7 sq.m. (438 sq.ft.) approx.



Outbuilding
29.5 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 110.3 sq.m. (1187 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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