



A beautifully maintained and present terraced cottage set in the heart of Bovey Tracey offering good-sized accommodation with a garden offering stunning far-reaching views across the town to countryside beyond. INVESTMENT PURCHASERS ONLY

38 East Street | Bovey Tracey | TQ13 9EJ

**complete.**

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

947 sq ft



LOCATION

Town Centre



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

69 C



COUNCIL TAX BAND

C



### in a nutshell...

- Sitting Room with Wood Burner
- Kitchen
- Beautiful Bathroom
- Main Bedroom with Fitted Wardrobes
- Landing ideal for Study Area
- Second Double Bedroom
- Delightful Rear Garden
- Views from Garden
- Investment Purchase Only





## the details...

This lovely home has been refurbished over recent years to provide light and airy accommodation. The delightful sitting room benefits from an inset fireplace housing a wood burning stove set on a slate hearth, with a wooden mantel, stairs lead to the first floor, a glazed door with side panel leads out into the rear courtyard, a wide opening gives access through to the kitchen. Fitted with a range of oak fronted base units incorporating a sink with mixer tap, built in oven with gas hob over, spaces for dishwasher, fridge and freezer, a range of wall mounted display shelving, window to rear courtyard. A door leads into the bathroom, which again is beautifully fitted with a bath and shower over, shower screen, pedestal hand basin, w.c, heated towel rail and window to the courtyard.

On the first floor is a double bedroom to the front of the property, benefiting from wall-to-wall built-in furniture offering hanging and storage space, including a dressing table, exposed wooden flooring. The landing offers a good space, ideal for those working from home. The second bedroom, also a double again, offers a built-in wardrobe, display shelving, a window to the side courtyard and exposed wooden flooring.

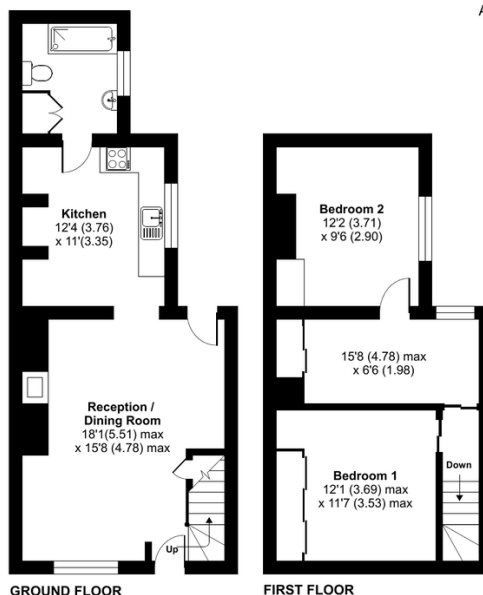
Steps lead up from the rear of the property to a garden, offering a tranquil location from which to enjoy the stunning far-reaching views across the town to countryside beyond.

Services: Mains Gas, Electricity, Water and Drainage  
Broadband and Mobile Signal - Please visit  
<https://checker.ofcom.org.uk> for availability.



## East Street, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 947 sq ft / 87.9 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1162390



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 (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

### Shopping

Late night pint of milk: Spar 0.3 mile  
Town centre: Bovey Tracey 0.3 mile - Newton Abbot: 6.7 miles  
Supermarket: Tesco Express 0.2 mile  
Exeter: 14.8 miles

### Relaxing

Beach: Teignmouth 15 miles  
Park & swimming pool: 0.3 mile  
Stover Golf Club: 3.5 miles  
Haytor, Dartmoor: 3.9 miles

### Travel

Bus Stop: On East Street  
Train station: Newton Abbot 8.1 miles  
Main travel link: A38 2.2 miles  
Airport: Exeter 17.9 miles

### Schools

Bovey Tracey Primary School: 0.3 mile  
South Dartmoor Community College: 8.2 miles (school bus)  
Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9EJ**

## how to get there...

From the office in Fore Street continue up into the town, eventually passing the Gin Distillery on the left. Continue into East Street and the property can be found further up on the left hand side.





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

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