



Flat 20, Devon House Devon House Drive, Bovey Tracey - TQ13 9HB

£175,000 Leasehold

A Top Floor Apartment, Grade II Listed Victorian House with Countryside Views, with Lounge, Dining Room, Two Bedrooms, Kitchen and Bathroom. Share of Freehold. Age Restriction 30 Years+. Council Tax band: B Tenure: Leasehold


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 5.90m x 3.67m (19'4" x 12'0")
Dining Room: 2.83m x 2.18m (9'3" x 7'2")
Kitchen: 3.77m x 2.70m (12'4" x 8'10")
Bedroom: 5.00m x 3.41m (16'5" x 11'2")
Bedroom: 2.86m x 2.75m (9'5" x 9'0")
Bathroom: 2.88m x 1.70m (9'5" x 5'7")
Garage: 4.63 x 2.17m (15'2" x 7'1")

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: F

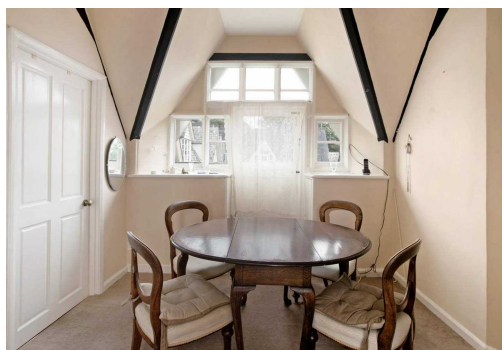
Services: Mains gas, water, drainage and electricity.

Heating: Communal Gas Central Heating



STEP INSIDE:

This top-floor apartment is part of a Grade II Listed Victorian House, constructed in the mid-1800s. The grand main entrance opens to an impressive hall with wide staircases leading to all levels. The shared foyer grants access to the top-floor apartments, with a private entrance for number 20. The apartment's living space is generously sized, featuring high ceilings and windows that offer views of the beautiful grounds and the expansive countryside. The ample living room flows into the dining area and then the kitchen, which boasts a wealth of worktops and storage cupboards, a built-in electric oven, a gas hob, and space for various under-counter appliances. A wall-mounted boiler supplies hot water to the apartment. It includes two double bedrooms, a bathroom, and two large walk-in storage cupboards. While the apartment could use some modernization, it promises a sizable dwelling for those seeking the serenity and tranquillity of living near the countryside.



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 OUTSIDE:

Parking is provided for both residents and visitors, and the apartment benefits from one of the garages in a block of 5, suitable for storage, though it may be too small for a modern-sized car. The listed building is nestled within extensive and beautiful communal gardens, boasting countryside views and distant glimpses of Dartmoor, complete with numerous seating areas for relaxation and enjoyment of the scenery. Devon House is set within tranquil, landscaped grounds spanning roughly two acres.

Garage en bloc

1 Parking Space

Off street

1 Parking Space

Located in one of 2 parking areas.

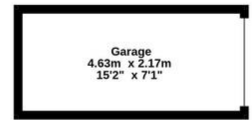
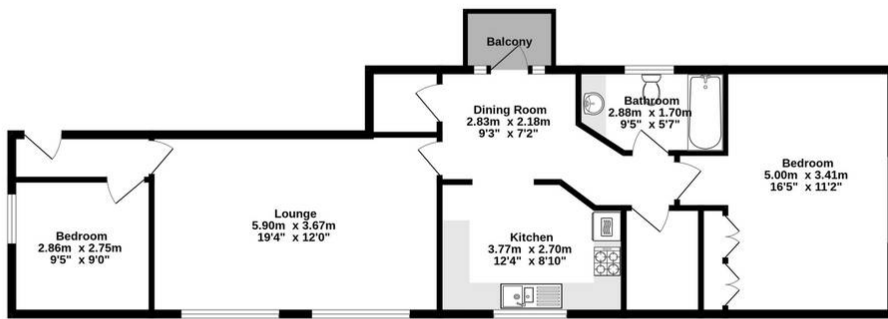
AGENTS INSIGHT:

"Plenty of scope to put your own stamp on, this well proportioned, top floor apartment would give someone a spacious home with stunning views. Close to Bovey Tracey town centre but still has a feeling of serene tranquillity, set in beautiful grounds."



Ground Floor
80.3 sq.m. (865 sq.ft.) approx.

Garage
10.0 sq.m. (108 sq.ft.) approx.



TOTAL FLOOR AREA : 90.4 sq.m. (973 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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