



A beautifully maintained and presented Grade II Listed town cottage, which has undergone much refurbishment by the current owners to provide a charming character home, with some stone walls, wood, flooring and feature fireplaces, set just off the main shopping centre of Bovey Tracey.

13 Town Hall Place | Bovey Tracey | TQ13 9AA





PROPERTY TYPE

Mid Terraced Cottage



SIZE

1044 sq ft



LOCATION

Bovey Tracey



AGE

Georgian (1714 - 1830)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Courtyard



EPC RATING

60 D



COUNCIL TAX BAND

C



### in a nutshell...

- Character Features
- Open Plan Living Area
- Wood Burning Stove
- Fitted Kitchen
- Two Bedrooms
- Ensuite to Principle Bedroom
- Bathroom
- Large Attic Space





## the details...

A half, obscure glazed door leads into the open plan living room where you are immediately made aware of the character features and the warm and welcoming ambiance of this lovely town cottage. The living area with wooden flooring, features fireplaces, one housing a wood burning stove, ideal for those wintery days and there is plenty of room for a large table and chairs to seat family and friends for a casual or celebratory meal. The kitchen is fitted with a range of white base units with wooden worktops over incorporating a sink with mixer tap above. There is a space for a range style cooker and an upright fridge/freezer, with integral appliances including a dishwasher, extractor hood and washing machine. A breakfast bar offers an ideal space for those quick meals and natural light floods in from a window and half glazed door to the rear which gives access to the courtyard. Stairs lead to the first floor.

On the first floor the spacious principal bedroom with a pretty feature fireplace benefits from an ensuite shower room, comprising a large walk in shower, vanity close coupled wc, wash hand basin with storage below and heated towel rail. Bedroom two is a small double, being dual aspect offers plenty of natural light. The refurbished bathroom comprises panelled bath with shower attachment over, vanity wash hand basin w.c. and heated towel rail.

On the second floor is a storage cupboard and a very useful and sizeable attic space, ideal for use as a hobbies area.

Outside the courtyard is set over two levels which houses the log store and a useful block built storage shed. This area is very private and for those gardeners, could be made into a colourful courtyard garden, with planted pots.

Tenure – Freehold  
Council Tax Band - C



the floorplan...

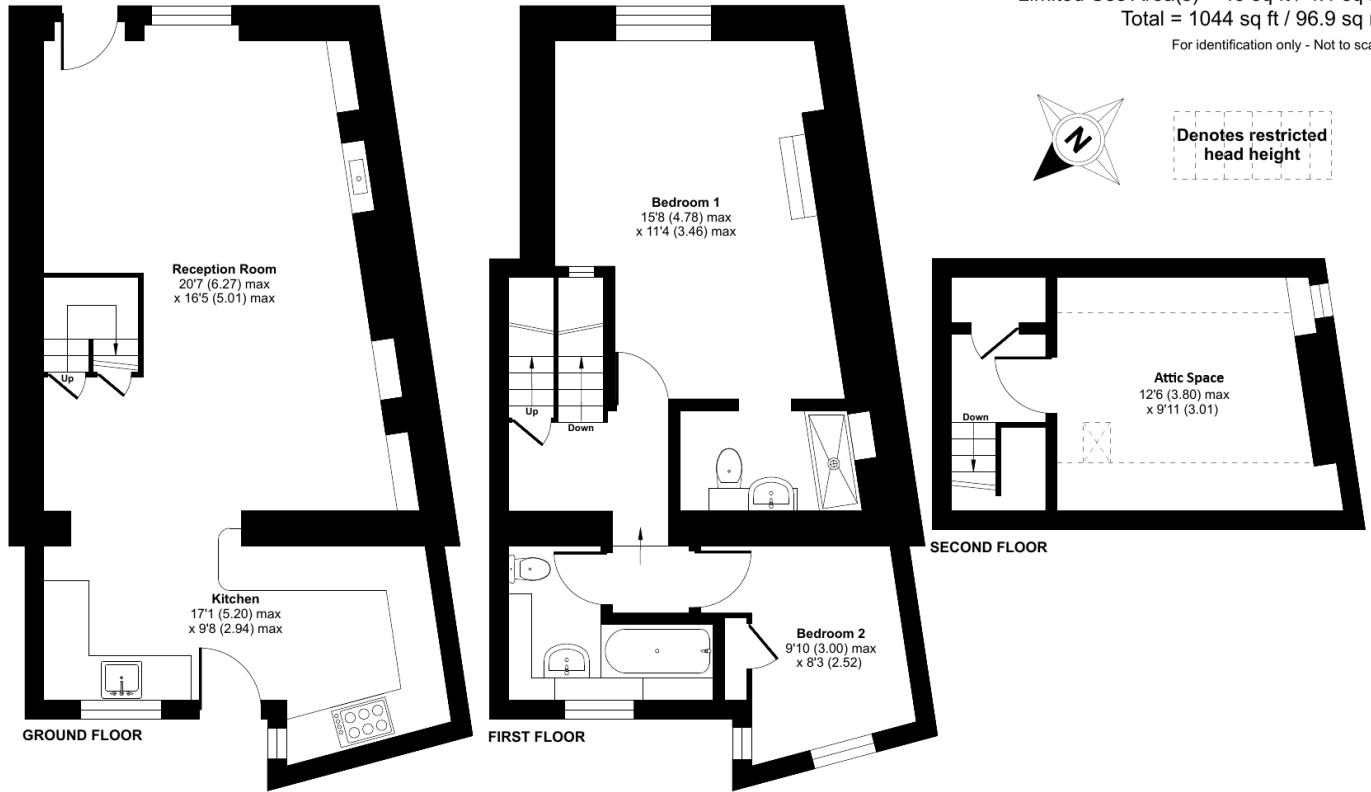
## Town Hall Place, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 999 sq ft / 92.8 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1218536



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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: Tesco Express: 0.2 mile  
Town centre: Bovey Tracey: 0.6 mile  
Supermarket: Tesco Express 0.2 mile  
Exeter: 14.9 miles

## Relaxing

Beach: Teignmouth 10.7 miles  
Park: Mill Marsh Park 0.6 mile  
Swimming pool: 0.7 mile  
Bovey Tracey Golf Centre: 0.8 mile

## Travel

Bus stop: Tesco Express Bus Stop (Stop B): 0.2 mile  
Train station: Newton Abbot 6.7 miles  
Main travel link: A38 3.4 miles  
Airport: Exeter 18.4 miles

## Schools

Bovey Tracey Primary School: 0.2 mile  
South Dartmoor Community College: 8.4 miles (school bus)

Please check Google maps for exact distances and travel times. [Property postcode: TQ13 9AA](#)

## how to get there...

From the Complete Office in Bovey Tracey continue up Fore Street, passing Tesco on the right hand side and take the next turning on the left, in front of the War Memorial into Town Hall Place where the property can be found on the left.





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

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TQ13 9AD

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