



29 Mary Street, Bovey Tracey - TQ13 9HE

£265,000 Freehold

This Three, Bedroom, End of Terraced Cottage is situated in the heart of the Town Centre. Wonderful Countryside Views and Character Features. Rear Garden and On Street Parking.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge/Diner: 4.27m x 4.25m (14'0" x 13'11")

Kitchen: 4.25m x 2.75m (13'11" x 9'0")

Bedroom: 4.25m x 2.96m (13'11" x 9'9")

Bedroom: 3.53m x 2.20m (11'7"x7'3")

Bedroom: 7.12m x 4.25m (23'4" x 13'11")

En-Suite: 1.90m x 1.11m (6'3" x 3'8")

SELLERS INSIGHT:

"The countryside views and easy access to the moor, as well as the close proximity to town makes this such a great place to live. We have an exciting opportunity ahead which is going to take us away from Bovey Tracey and this cottage but we are happy to step away to allow someone else to make their own memories here. Our cottage is cosy during the winter, with the woodburner in the living room and we have enjoyed many a sunny evening with a glass of something cold catching the sun in the tucked away garden. The south facing aspect at the front, makes the lounge and double bedroom benefit from this, making them lovely light spaces."



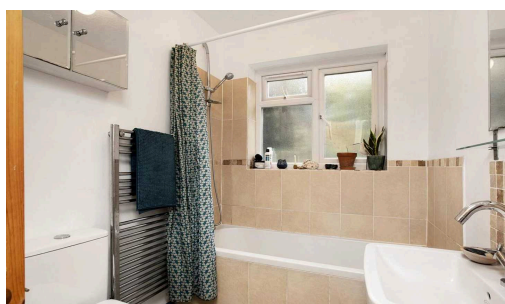
STEP OUTSIDE:

An access gate to the side of the property takes you through to a path shared with two neighboring properties and leads to the rear of the house and terrace. Along this path, you'll find two stone-built sheds, both equipped with power and lighting, one with plumbing so currently used as a utility room, making the other perfect for storage or a small workshop. Ascending the steps, you reach the garden, which is predominantly laid to lawn. This serene south facing space offers breathtaking views towards Haytor, providing a picturesque backdrop for relaxation or outdoor activities. At the top of the garden, a bridge elegantly connects to the roof patio, which is accessible from the top floor bedroom, creating a seamless blend of indoor and outdoor living spaces.



LOCATION:

This cottage is located is situated, right in the heart of the town centre in Bovey Tracey. Known as the "Gateway to the Moors", Bovey Tracey 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 courts. 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 hours driving distance.



USEFUL INFORMATION:

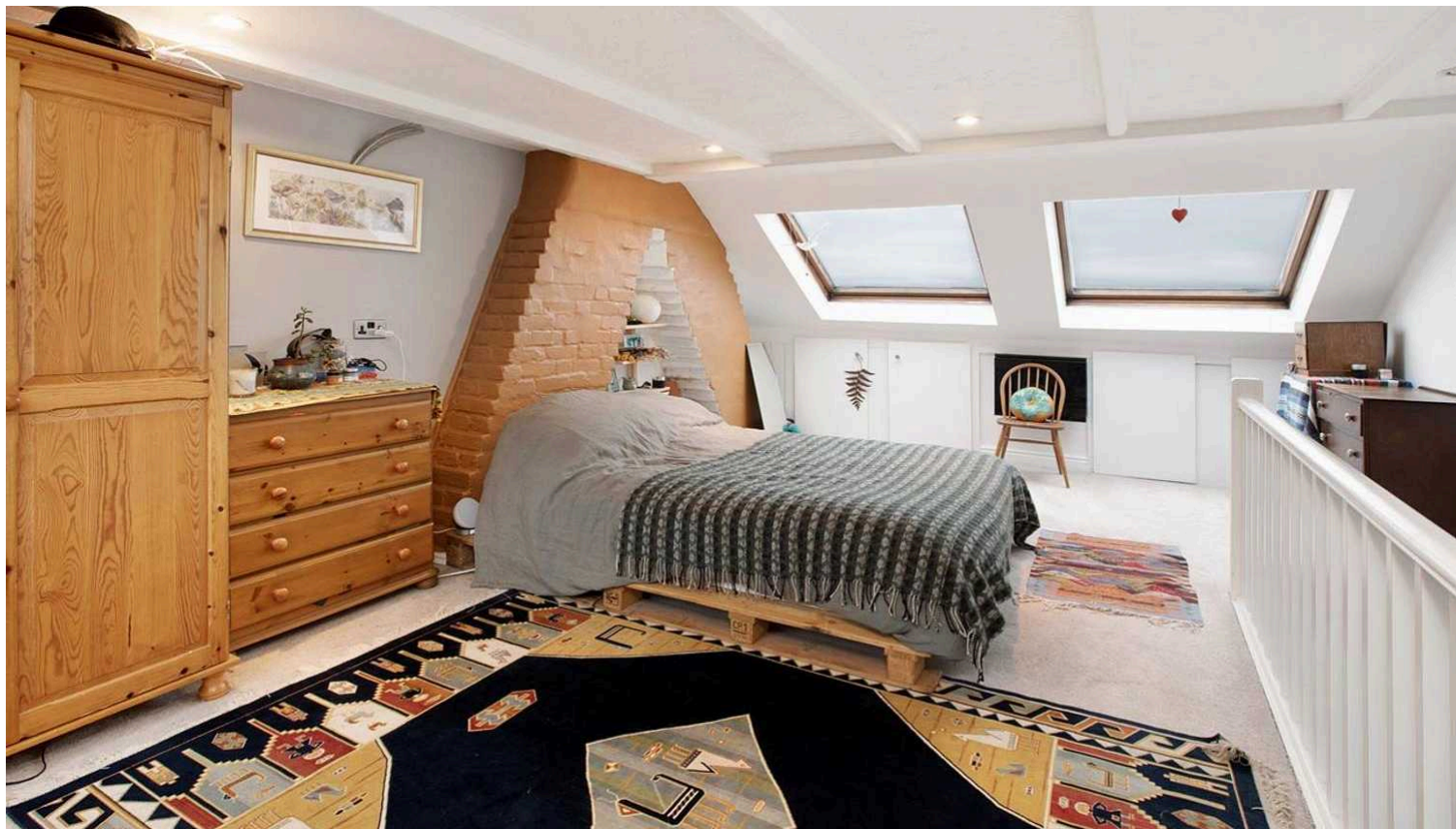
Heating: Gas central heating plus Woodburner

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2115.25p.a 2024/25)

EPC Rating: 56 D Tenure: Freehold



STEP INSIDE:

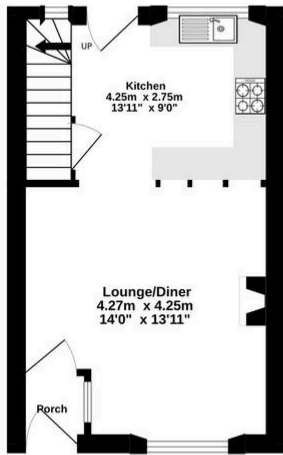
You enter the property through an entrance porch, perfect for hanging coats. A glazed door opens into the living room, which features a window overlooking the front aspect. The living room boasts a fireplace with a wood-burning stove, providing a cozy focal point and natural heating during cooler months. This space flows seamlessly into the kitchen, equipped with a range of base units, an integrated electric oven, a gas hob, and a sink positioned to enjoy views of the garden. A cupboard offers useful storage and houses the gas boiler. A door from the kitchen leads to the rear pathway, garden, and outbuildings.

On the first floor, you'll find a spacious double bedroom with views over the car park and rolling countryside. There is also a generous single bedroom, currently used as a study. Both bedrooms are served by a bathroom that includes a bath with a mains shower attachment, a WC, and a basin. A window provides natural ventilation, and a heated towel rail is fitted.

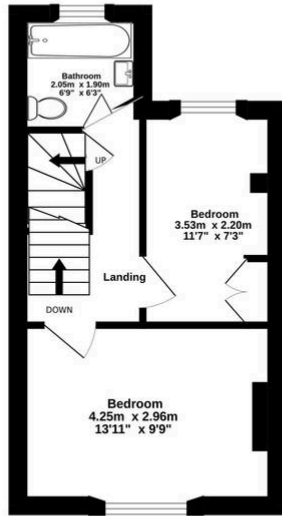
The second floor features another double bedroom with two Velux windows offering stunning views to the front of the house. This bedroom includes an en-suite shower room with a WC, shower unit, heated towel rail, and a window for natural light. A door from this bedroom leads to a roof patio and a bridge that connects to the garden.



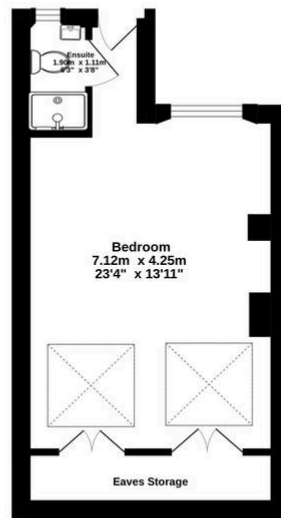
Ground Floor
29.5 sq.m. (317 sq.ft.) approx.



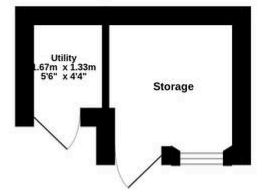
1st Floor
30.4 sq.m. (327 sq.ft.) approx.



2nd Floor
30.4 sq.m. (327 sq.ft.) approx.



Outbuildings
7.3 sq.m. (79 sq.ft.) approx.



TOTAL FLOOR AREA : 97.6 sq.m. (1051 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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