



9 Road Park, Hennock, Bovey Tracey - TQ13 9PZ

£290,000 Freehold

A Cosy, Three Bedroom, Mid Terrace Cottage with Stunning Views of the Surrounding Countryside. Located in Dartmoor National Park the Property has No Onward Chain. 3 Year Devon Rule Applies


chamberlains
the key to your home

Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.10m x 4.04m (13'5" x 13'3")

Kitchen: 4.92m x 1.97m (16'2" x 6'6")

Bedroom: 4.17m x 2.81m (13'8" x 9'3")

Bedroom: 2.56m x 2.20m (8'5" x 7'3")

Bedroom: 4.79m x 4.41m (15'9" x 14'6")

Bathroom: 2.37m x 2.26m (7'9" x 7'5")

USEFUL INFORMATION:

Teignbridge District Council

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

EPC Rating: D / Tenure: Freehold

Services: Mains electric, water and drainage.

No mains gas in Hennock. This property has a woodburner, underfloor heating in the living room and the loft bedroom, panel heaters, and a storage heater.

There is legal access around no. 10 Road Park (end of the terrace) for maintenance in the rear garden.

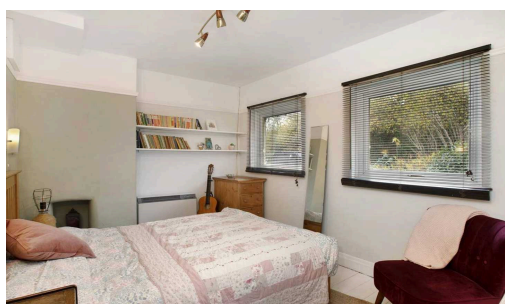
SELLERS INSIGHT:

"We spent many very happy years in our lovely home in Hennock before our lives took us to Portugal. We kept the house for a few more years and have had a wonderful tenant whilst we decided whether we would return to the UK. But the time has now come to let our home go to someone else, for them to make their own unique memories. The country village location, huge views, and large garden make it special - you can enjoy rural life but still have easy access to the A38, and urban areas such as Newton Abbot and Exeter."



STEP OUTSIDE:

The front garden is spacious and offers the potential for off-road parking, subject to the necessary planning consents. A path and a few steps lead to the front door. From the kitchen, a door opens to the rear garden, featuring a raised wooden decked seating area—perfect for relaxing and enjoying the expansive views of the rolling hills and countryside. Steps and a pathway descend to the various levels of the large garden, which is primarily lawned and filled with mature plants, shrubs, trees, and even a vegetable patch at the bottom. It's an ideal haven for the avid gardener and could even accommodate chickens if required. There are two sheds at the bottom of the garden and plenty of space to add a home office or workshop.

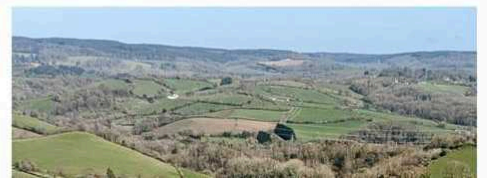
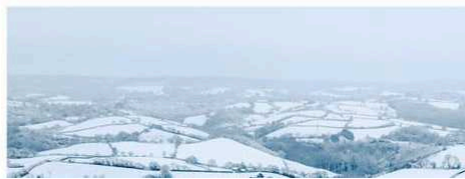
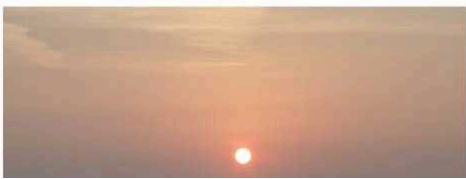


LOCATION:

The village of Hennock, which is a hilly parish between the Teign and Bovey valleys, the village stands at approximately 600 ft. above sea-level. Hennock is a narrow ribbon of houses and is located a few hundred meters inside the Dartmoor National Park and is reputed to have one of the best views in Devon. Hennock 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.

PLEASE NOTE: 3 Year Devon Rule Applies.

Prospective purchasers of former Council properties in one of the designated rural areas of Teignbridge must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase. If there are two purchasers, only one person has to satisfy this requirement. The restriction is intended to suppress the price of the property thereby making the property affordable to local people. Local people are defined as those who have lived or worked in Devon etc. as defined above.



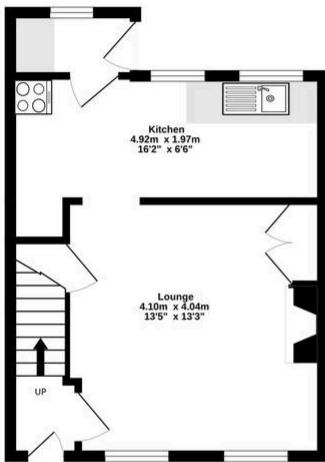
STEP INSIDE:

This home is ideal for a first time buyer, those wanting to bring up children in a rural community, someone downsizing or those who love country living. The front door leads into an entrance foyer enabling a perfect area to remove coats and shoes. The staircase rises to the first floor and a door leads into the living room. The living room oozes character with a wooden floor and a woodburner, plus underfloor heating. A second doorway leads through to the country kitchen which has everything you would need and expect to see, space for a cooker, fridge/freezer and two further appliances, plus cupboards and work surfaces. The door leads out to the rear garden, via a handy porch, to a decked seating area which overlooks the garden and has panoramic views of Teign Valley and Haldon.

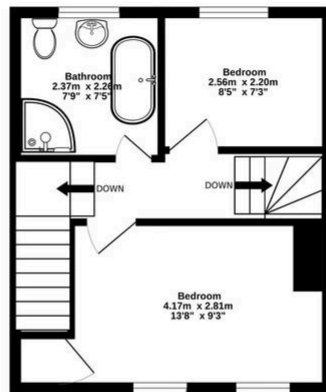
The first floor has a double and a single bedroom plus the bathroom which has a freestanding, tub bath, a separate shower cubicle, WC and basin. The third bedroom, accessed via a paddle step staircase into the converted second floor loft space, has underfloor heating.



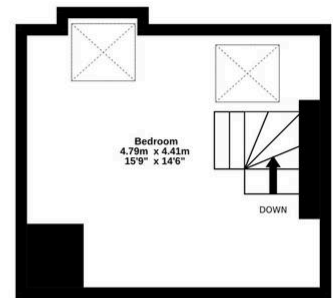
Ground Floor
30.8 sq.m. (331 sq.ft.) approx.



1st Floor
28.6 sq.m. (308 sq.ft.) approx.



2nd Floor
18.7 sq.m. (201 sq.ft.) approx.



TOTAL FLOOR AREA : 78.0 sq.m. (840 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.
Made with Metropix ©2024

