



## Redmays, 18, Wallfield Road, Bovey Tracey - TQ13 9DN

£635,000 Freehold

This charming, detached, four bedroom house would benefit from some modernisation to bring it back to its former glory. Set on a good sized plot, there is no onward chain.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE



### ROOM MEASUREMENTS:

Lounge: 5.60m x 4.83m (18'4" x 15'10")  
Family Room/Sitting Room: 5.60m x 4.82m (18'4" x 15'10")  
Dining Room: 4.63m x 3.90m (15'2" x 12'10")  
Kitchen/Breakfast Room: 6.65m x 3.70m (21'10" x 12'2")  
Utility Room: 3.64m x 2.20m (11'11" x 7'3")  
Double Garage: 6.25m x 5.85m (20'6" x 19'2")  
Bedroom: 5.69m x 4.87m (18'8" x 16'0")  
En-Suite: 3.90m x 2.86m (12'10" x 9'5")  
Bedroom: 5.80m x 4.86m (19'0" x 15'11")  
Bedroom: 3.33m x 2.81m (10'11" x 9'3")  
Bedroom: 6.26m x 3.90m (20'6" x 12'10")  
Bathroom: 2.75m x 2.56m (9'0" x 8'5")  
WC: 1.60m x 1.47m (5'3" x 4'10")

### USEFUL INFORMATION:

Heating: Gas central heating  
Services: Mains water, drainage, electricity and gas.  
Local Authority: Teignbridge District Council  
Council Tax Band: G £3966.10p.a (2024/25)  
EPC Rating: 61 D  
Tenure: Freehold  
Probate Granted.

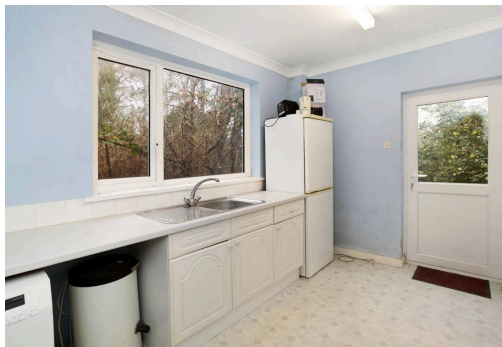


### STEP OUTSIDE:

This home is situated on an approximately 0.2-acre plot. The enclosed frontage offers ample parking for multiple vehicles and provides access to the double garage and also the rear garden, from both sides. The garden, filled with mature shrubs and plants, is in need of a dedicated gardener to restore it to its former glory. Additionally, the large plot includes a greenhouse and a shed.

### AGENTS INSIGHT:

"This incredible property has so many wonderful features which really need to be viewed to fully appreciate. All the rooms are spacious and bright and the property has a welcoming feel, which just can't be described. The accommodation is very flexible with three large reception rooms on the ground floor, plus a kitchen/breakfast room and four double bedrooms on the split level first floor. Perfect for a growing family to put their stamp on and live in for many years to come. Located just on the outskirts of town there is easy access to all amenities and the plot is generous in size and is peaceful, with a large driveway and double garage adding a welcomed element of surprise!"



### LOCATION:

This house is situated about a mile from the town centre. 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.





### STEP INSIDE:

This elegant, mature, detached house offers spacious accommodation throughout and is brimming with character features. Upon entering through a handy porch area with a tiled floor, you are welcomed into a particularly open, bright, and inviting entrance hallway. This hallway provides access to the ground floor accommodation and a wide staircase leading to the first-floor landing.

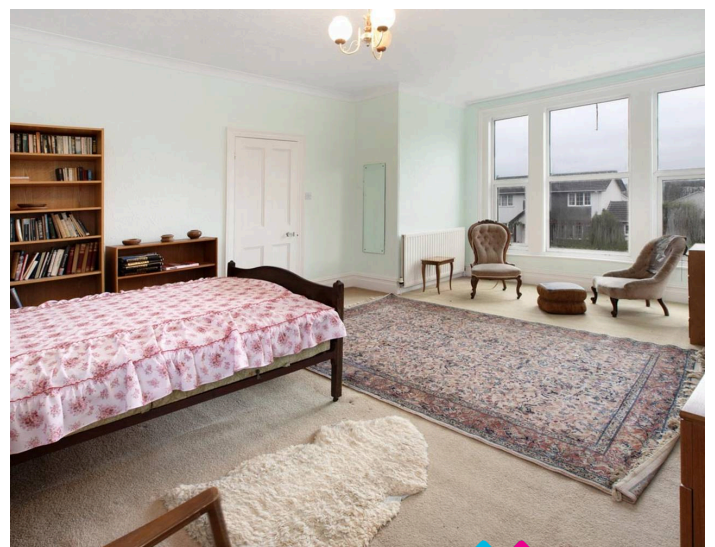
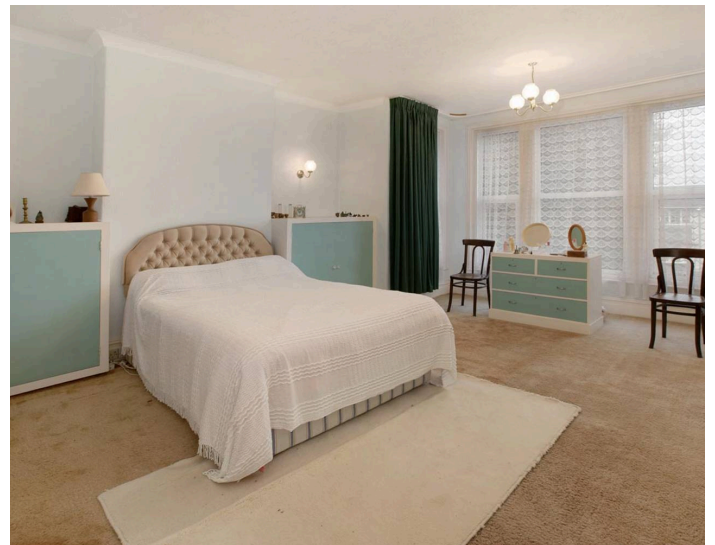
At the front of the property, there are two generous reception rooms, both featuring bay windows that allow plenty of natural light to fill the rooms, along with high ceilings adorned with ornate cornices. The main living room includes an inset gas fireplace with an attractive surround and mantle.

A cleverly hidden WC is located under the stairs. An inner hallway leads to a rear door providing access to the gardens. To the right, there is an additional reception room currently used as a formal dining room, and to the left, a large kitchen/breakfast room. This kitchen offers ample space for appliances, a built-in electric cooker and gas hob, and a large walk-in larder cupboard. The kitchen is ripe for updating, offering endless possibilities for transformation. At the far end, there is a utility room with another access point to the rear gardens and the double garage, which has power and light connected, and one of the garage doors is an electric roller door.

The first-floor landing features a door leading out to a small balcony with an ornate balustrade, which would benefit from a makeover to restore its full glory.

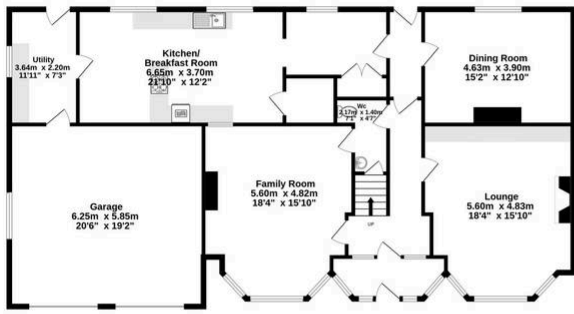
The split-level first floor includes a master bedroom with a large en-suite shower room, two further double bedrooms, and a family bathroom with a separate WC. A large walk-in cupboard provides useful storage for linens or other items. Another staircase leads to the top floor, where the converted loft space has created an additional double bedroom with a large picture window framing stunning countryside views, making it a perfect studio room for budding artists. Eaves storage on both sides offers extra storage for any busy household.

This wonderful home oozes character and period features, awaiting someone to put their own stamp on it and restore it to its full potential.





Ground Floor  
165.9 sq.m. (1786 sq.ft.) approx.



1st Floor  
93.6 sq.m. (1007 sq.ft.) approx.



2nd Floor  
25.5 sq.m. (275 sq.ft.) approx.



**TOTAL FLOOR AREA : 285.0 sq.m. (3068 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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