



A stylish family home with flexible accommodation, including four bedrooms and a principal en-suite. Features include a bright living room, modern fitted kitchen with Juliet balcony, off road parking, integral garage, and an enclosed, low-maintenance rear garden with patio and raised lawn ideal for entertaining.

12 Soby Mews | Bovey Tracey | TQ13 9JG

complete.

thoroughly good property agents



PROPERTY TYPE
Town House



SIZE
1,576 sq ft



LOCATION
Bovey Tracey



AGE
Modern



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
Garage, Off road parking



OUTSIDE SPACE
Garden



EPC RATING
84 B



COUNCIL TAX BAND
D



in a nutshell...

- End Terrace Four Bedroom Town House
- Garage & Off Road Parking for Three Vehicles
- Impressive light-filled Living Room
- Modern Kitchen/Breakfast Room
- Principal Bedroom with Ensuite
- Four Double Bedrooms
- Stylish Family Bathroom
- Downstairs Cloakroom
- Landscaped Rear Garden
- NO ONWARD CHAIN





the details...

The ground floor offers flexible and well-planned accommodation, a welcoming entrance hall featuring neutral Porcelanosa flooring, space for coats and footwear, and stairs rising to the upper floors. Located on the ground floor is a versatile fourth bedroom, ideal for use as a guest room, home office or hobby space, benefitting from a useful storage cupboard and natural light which floods the room from French doors opening onto the rear garden and proximity to a ground floor cloakroom fitted with a WC and wash hand basin.

The integral garage accessed from the hallway benefitting from power and lighting, providing excellent storage. The ground floor offers a practical and adaptable layout, well suited to modern family living or those seeking flexible accommodation.

The light filled living room is the heart of the home. This impressive room enjoys ample space for a full range of living furniture and space for a large table and chairs. Benefiting from large windows along with French doors opening to a Juliet-style balcony.

The well appointed kitchen/breakfast room, fitted with a modern range of wall and base units including a full-length fridge/freezer, dishwasher, electric oven and electric hob with extractor over and space for a washing machine. There is sufficient room for a breakfast table or casual dining. A further Juliet-style balcony overlooks the wonderful, landscaped gardens.

The top floor provides well-arranged and comfortable accommodation, comprising three double bedrooms, a family bathroom and a modern en-suite shower room. The principal bedroom is a generous size, benefitting from a contemporary en-suite shower room, fitted with a walk-in shower, WC and wash hand basin, finished in stylish neutral tiling. There are two further bedrooms on this level, both well-proportioned and suitable for use as children's rooms, guest bedrooms or home office space. Completing the floor is a family bathroom, fitted with a panelled bath with shower attachment, WC and wash hand basin.

To the front, the property is set within an attractive modern development and features a smart brick façade. There is a space to park two vehicles, along with access to a single integral garage. A further parking space belonging to the property can be found in the cul-de-sac.

To the rear, the property enjoys a delightful and enclosed garden, which has been landscaped by the current owners and thoughtfully arranged over two levels and designed for ease of maintenance. Immediately adjoining the house is a paved patio terrace, providing an excellent space for outdoor dining and entertaining.

Steps lead up to a raised lawn area, bordered by mature shrubs, hedging and fencing, offering a good degree of privacy. Overall, the external space complements the property perfectly, providing a balance of parking, storage and private outdoor enjoyment in this popular residential setting.

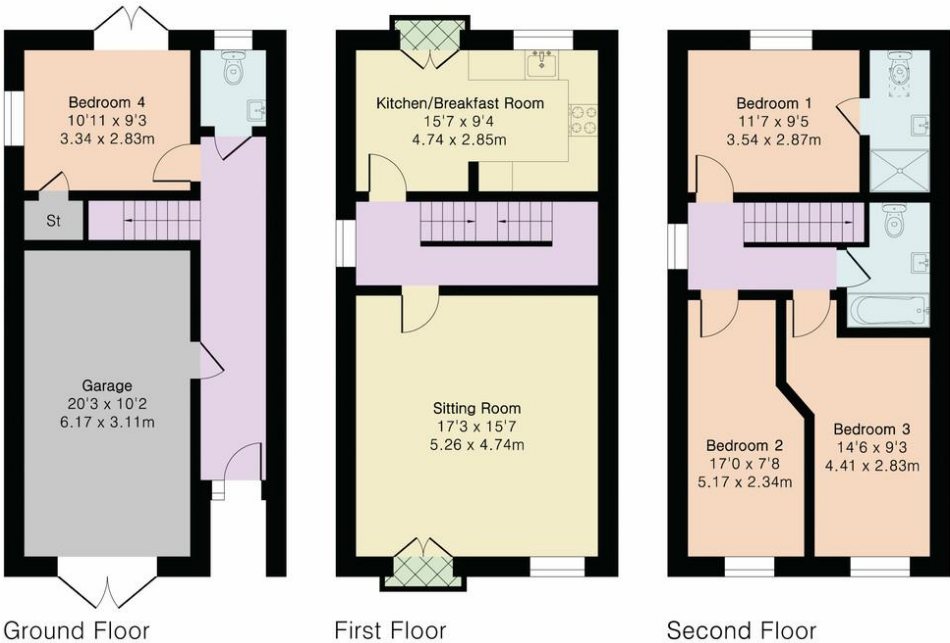


**Approximate Gross Internal Area 1576 sq ft - 147 sq m
(Including Garage)**

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 534 sq ft – 50 sq m

Second Floor Area 534 sq ft – 50 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, 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.

Shopping

Late night pint of milk: Asda 0.3 miles

Town centre: Bovey Tracey 1.2 miles

Supermarket: Lidl 0.9 miles

Exeter: 15.7 miles

Relaxing

Beach: Teignmouth 10.8 miles

Park: Stover Country Park 1.9 miles

Travel

Bus stop: (Pottery Rd) 0.1 mile

Train station: Newton Abbot 5.5 miles

Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 1.3 miles

South Dartmoor Community College: 7.2 miles

Stover: 2.9 miles

Please check Google maps for exact distances and travel times.

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9JG**

how to get there...

From the Complete office in Bovey Tracey, head down Station Road and take the second left, opposite the Dolphin Hotel onto Newton Road. Take the fourth turning on the right, in front of the church, into Ashburton Road and continue to the crossroads. Turn left onto Pottery Road, pass Fairview Park, and just before reaching Simpkins Edwards Accountants, turn into Soby Mews. The property can be found at the end of the cul-de-sac on the left hand side.





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

Tel 01626 832 300
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.