



## Laburnum Cottage Ashburton Road, Bovey Tracey - TQ13 9BZ

£300,000 Freehold

A Semi-detached, Three Bedroom Home Situated in the town of Bovey Tracey. With driveway parking for two vehicles and enclosed rear garden. 3 Year Devon Rule Restriction Applies **\*\*CHAIN FREE\*\***

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge/Diner: 14'11" x 14'9" (4.55m x 4.50m)

Kitchen: 10'2" x 7'7" (3.10m x 2.30m)

downstairs WC: 7'1" x 2'10" (2.15m x 0.86m)

Bedroom: 8'6" x 6'6" (2.60m x 1.98m)

Bedroom: 11'10" x 8'1" (3.60m x 2.46m)

Bedroom: 13'5" x 8'0" (4.10m x 2.44m)

Shower room: 6'7" x 6'5" (2.00m x 1.96m)

### USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2221.28 p.a 2025/2026)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating.

### 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.



### STEP OUTSIDE:

As you approach the property, you'll find a paved driveway providing off-road parking for two vehicles, along with a rear gate offering convenient access to the garden. The front of the property is fully paved and neatly enclosed by a low brick wall, creating a tidy and low-maintenance frontage. From the patio doors in the lounge/diner, you step directly into the rear garden. Designed with ease of maintenance in mind, the garden is fully paved and provides a versatile outdoor space. There is a shed for storage and ample room for a washing line. The garden enjoys sunshine for most of the day, making it an ideal setting for entertaining — whether hosting summer barbecues or simply relaxing outdoors in the warmer months.

### AGENTS INSIGHT:

"This semi-detached three-bedroom home really stands out for its spacious layout. We especially love the light-filled living room that opens onto the garden. It's a great low-maintenance option in a quiet, family-friendly spot close to everything Bovey Tracey has to offer."



### LOCATION:

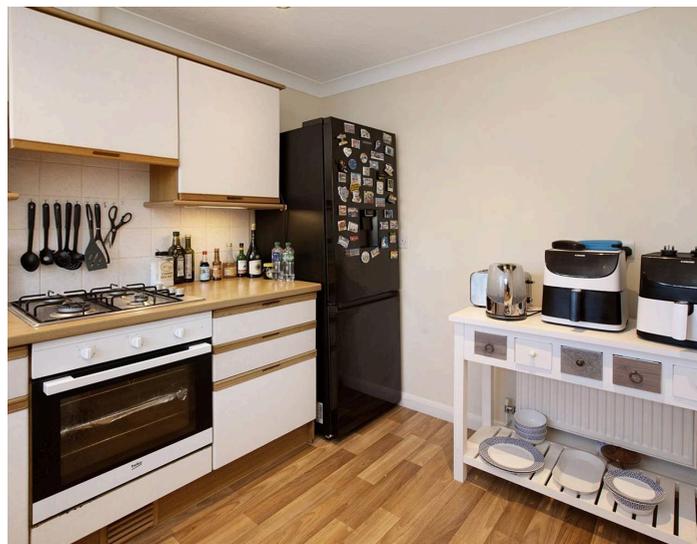
This semi-detached house is situated in the popular, Brimley area of Bovey Tracey and within easy reach of the town centre and the National Trust - Parke. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.



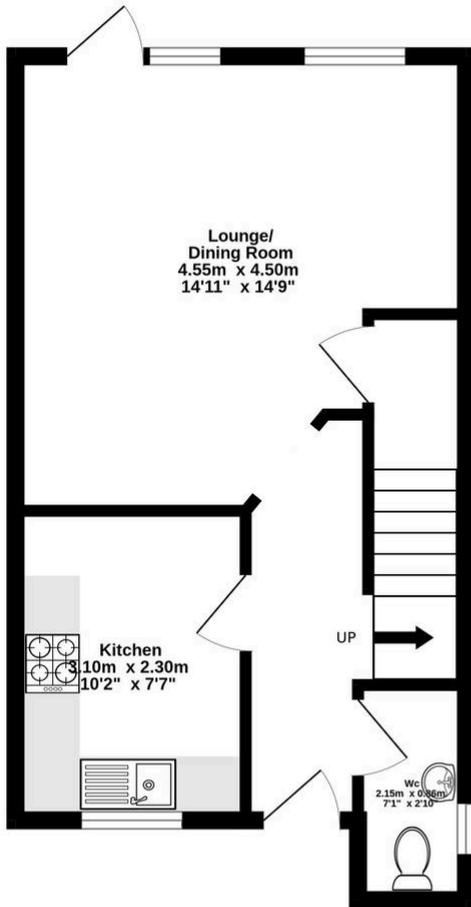
#### STEP INSIDE:

Upon entering the home, you're welcomed into a bright entrance hall that sets the tone for the rest of the property. To your right, a convenient downstairs WC offers added practicality for visiting guests or busy family life. Straight ahead, the spacious lounge/diner stretches across the rear of the home, offering a light and airy space to relax or entertain. With large windows and direct access to the garden, this room is flooded with natural light and offers a lovely outlook to the outdoors. There's ample room for a family-sized sofa, media unit, and even a dining table if desired — making it a truly versatile living area. At the front of the house sits the kitchen, fitted with plenty of cabinetry, and plenty of worktop space for everyday cooking. There is an oven/hob and space for a fridge/freezer and washing machine.

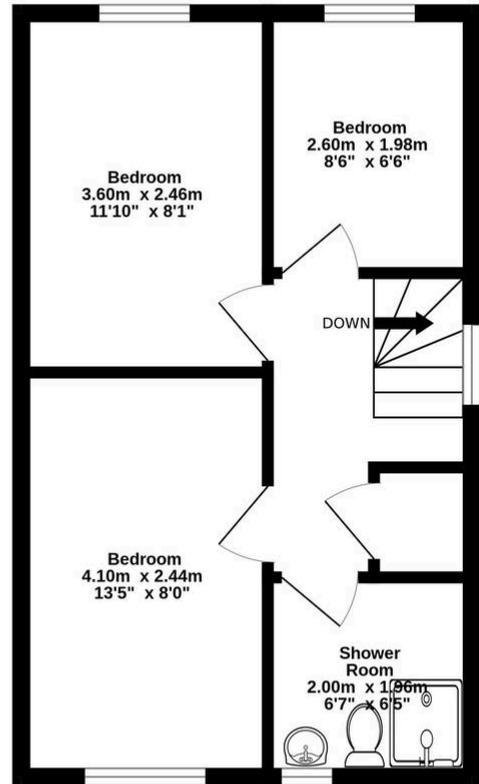
Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom is a generous double that overlooks the front of the property. The remaining two bedrooms (one single & one double) offer flexibility for children's rooms, guest spaces or work-from-home setups, with neutral decor making it easy to personalise. Completing the upstairs is a modern family bathroom, fitted with a shower cubical, WC and wash basin — ideal for quick morning routines.



**Ground Floor**  
35.3 sq.m. (380 sq.ft.) approx.



**1st Floor**  
34.4 sq.m. (370 sq.ft.) approx.



**TOTAL FLOOR AREA : 69.7 sq.m. (750 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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