



A modern three-bedroom townhouse conveniently located within walking distance of the town centre. With allocated parking, a private rear garden, alongside spacious and well-presented living accommodation, three double bedrooms and en-suite shower room. NO ONWARD CHAIN.

3 Station Court | Bovey Tracey | TQ13 9GA

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terrace Town House



SIZE

1,073 sq ft



LOCATION

Bovey Tracey



AGE

2001



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

D



in a nutshell...

- Mid Terraced Town House
- Cloakroom
- Fitted Kitchen
- Lounge Diner
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Low Maintenance Garden
- Allocated Parking for One
- NO ONWARD CHAIN





the details...

The ground floor offers well-balanced and practical living space, ideal for modern family life. You are welcomed into a bright entrance hall with stairs rising to the first floor and access to a useful ground floor cloakroom. Positioned to the front of the property is the kitchen, fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. There is space for freestanding appliances alongside integrated cooking facilities, and the layout makes excellent use of the available space. To the rear, overlooking the garden, is a well-proportioned living/dining room. This generous reception room comfortably accommodates both seating and dining areas, with French doors providing direct access to the garden and allowing plenty of natural light to flow through – ideal for everyday living and entertaining.

The first floor offers well-proportioned and versatile accommodation, ideal for families. From the landing, there are two generous bedrooms, both enjoying a pleasant outlook and benefiting from built-in storage. The larger of the two rooms provides an excellent double bedroom, while the second is also a comfortable double, making this floor particularly well-suited to growing families or those needing guest accommodation or a home office. Completing the accommodation is the family bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by tiled walls and natural light from the window.

The top floor is dedicated to the principal bedroom suite, offering a private and spacious retreat. The bedroom itself is a generous double room, enhanced by its elevated position and attractive outlook. The layout provides ample space for bedroom furniture and benefits from built-in storage, helping to keep the room feeling uncluttered and well organised. A particular feature of this floor is the en-suite shower room, fitted with a shower enclosure, wash hand basin and WC, providing added convenience and privacy.

Externally, the property is attractively positioned within a charming terrace, featuring a blend of rendered and natural stone elevations beneath a pitched roof with dormer windows, giving the home a distinctive and characterful appearance. To the front, the property is approached via a pedestrian pathway serving the terrace, with a small frontage and covered entrance porch adding to the appeal. To the rear, there is an enclosed garden designed for ease of maintenance, predominantly laid to gravel with planted borders and mature shrubs providing a good degree of privacy. A paved seating area offers space for outdoor dining and entertaining. The property also benefits from allocated parking to the rear, providing convenient off-road parking. Overall, the exterior complements the internal accommodation, offering practical outdoor space and a pleasant setting.



the floorplan...

Approximate Gross Internal Area 1073 sq ft - 100 sq m

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 277 sq ft – 26 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.

complete.

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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: Co-op 0.2 mile

Town centre: Bovey Tracey 0.3 mile

Newton Abbot: 6 miles

Supermarket: Tesco Express 0.3 mile, Lidl 0.4 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11 miles

Park & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.3 mile

Stover Golf Club: 2.8 miles

Haytor, Dartmoor: 3.9 miles

Travel

Bus Stop: Station Road

Train station: Newton Abbot 6.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 19.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9GA**

how to get there...

From the office in Fore Street, head down Station Road, past The Dolphin Hotel on the right and take the next turning right into St John's Lane Court. Take the first left where the property can be found on the right hand side.





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Ombudsman

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