



A charming two-bedroom home with a dual-aspect living room, extended kitchen and useful loft space. Generous rear garden with patio and far-reaching views. Benefits from NO ONWARD CHAIN and is subject to the Devon three-year occupancy rule.

1 College | Bovey Tracey | TQ13 9EW

complete.

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

927 sq ft



LOCATION

Bovey Tracey



AGE

1950s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

57 D



COUNCIL TAX BAND

C



in a nutshell...

- End Terrace Property
- Extended Modern Fitted Kitchen
- Spacious Lounge with Wood Burner
- Two Double Bedrooms
- Bathroom
- Level Rear Garden
- Walking distance to Town
- Attic Room
- 3 YEAR DEVON RULE APPLIES
- NO ONWARD CHAIN



the details...

The ground floor is well arranged, with an entrance porch leading into a central hallway. A bright and spacious dual-aspect living room provides an inviting setting for both relaxation and entertaining. The room benefits from a window to the front and patio doors to the rear, allowing for excellent natural light throughout the day while offering direct access to the garden. A charming fireplace creates a cosy focal point. To the rear, the property features a modern fitted kitchen which has been extended, offering ample worktop space and fitted with a range of contemporary units and wooden worktops, with space for freestanding appliances. The kitchen enjoys a pleasant outlook over the garden and provides access outside, making it ideal for everyday living and entertaining.

The principal bedroom is a generous double room, benefiting from a pleasant outlook and ample space for furnishings. A second bedroom, also a comfortable double, provides flexibility for use as a guest room, home office or nursery. The accommodation is served by a contemporary bathroom fitted with a white suite, including a bath with shower over, wash hand basin and WC, complemented by tiled walls and a frosted window allowing for natural light while maintaining privacy. An added benefit of the property is the useful loft space, accessed via a ladder from the landing. This versatile area provides excellent additional space, ideal for use as a hobby room, home office or storage. The loft is enhanced by a Velux window, allowing natural light to flood in while offering far-reaching views across the surrounding area and countryside beyond.

Externally, the property benefits from a pleasant position with an attractive frontage, featuring a small enclosed front garden and entrance porch. To the side, there is gated access leading through to the rear garden. The rear garden is of a generous size, predominantly laid to lawn and offering a good degree of privacy. A patio area directly off the living room provides an ideal space for outdoor dining and entertaining, with the remainder of the garden offering excellent potential for further landscaping or cultivation. The garden enjoys a sunny aspect and backs onto open surroundings, complementing the far-reaching views available from the property.

Approximate Gross Internal Area 927 sq ft - 87 sq m

Ground Floor Area 426 sq ft - 40 sq m

First Floor Area 330 sq ft - 31 sq m

Loft Area 171 sq ft - 16 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, 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 shown is for initial guidance only and should not be relied on as a basis of valuation.

 complete.

The property is offered with no onward chain and is subject to the Devon three-year occupancy rule.



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.

Shopping

Late night pint of milk: Spar 0.3 mile

Town centre: Bovey Tracey 0.3 mile - Newton Abbot: 6.7 miles

Supermarket: Tesco Express 0.2 mile

Exeter: 14.8 miles

Relaxing

Beach: Teignmouth 15 miles

Park & swimming pool: 0.3 mile

Stover Golf Club: 3.5 miles

Haytor, Dartmoor: 3.9 miles

Travel

Bus Stop: 0 miles

Train station: Newton Abbot 8.1 miles

Main travel link: A38 2.2 miles

Airport: Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.3 mile

South Dartmoor Community College: 8.2 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9EW

how to get there...

Leaving the Complete office in Bovey Tracey, head up Fore Street, continuing through the town. Pass the Gin Distillery on your left and follow the road into East Street. Keep following the road turning into Bradley Road. The property can be found on your right opposite the Church entrance.

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
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Bovey Tracey
TQ13 9AD

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