



A spacious light and airy family home with an easily maintained courtyard garden with a single garden, set a private road just off the centre of Bovey Tracey, giving easy walking distance to the local bus service and main shops and facilities of the town

**Avenue Road | Bovey Tracey | TQ13 9BQ**





PROPERTY TYPE  
semi detached



SIZE  
1,156sq'



LOCATION  
Town



AGE  
1990's



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage, Off Road Parking



OUTSIDE SPACE  
Courtyard Garden



EPC RATING  
71 C



COUNCIL TAX BAND  
D



### in a nutshell...

- Spacious Sitting Room
- Cloakroom
- Principal Bedroom with Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Garage
- Brick Paved rear Courtyard
- Gas Central Heating
- Close to Dartmoor





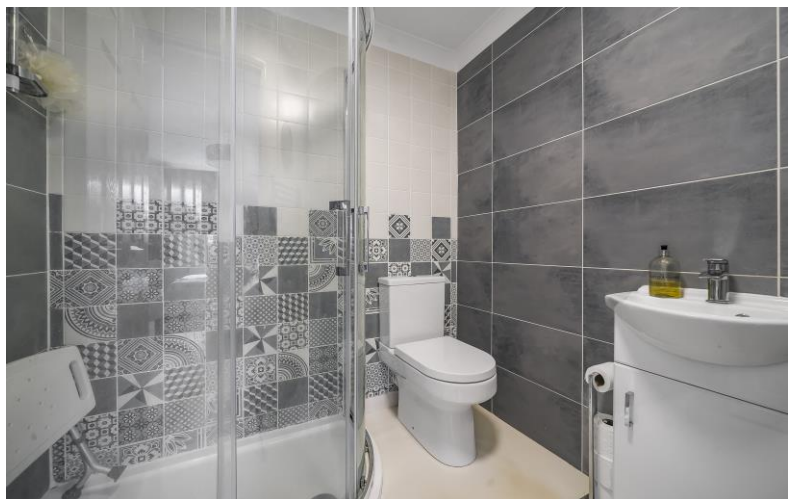
## the details...

A welcoming entrance hall gives access to the spacious kitchen/dining room, filled with natural light from two windows and fitted with a range of dark gloss fronted units with worktop over incorporating a one and half bowl sink unit with mixer tap over and inset induction hob. The kitchen area is well equipped with dishwasher, fridge/freezer, double oven, microwave and space for washing machine. There is plenty of room for a dining table ideal for those family meals or entertaining friends. The sitting room, again filled with natural light from a window and patio door leading to the courtyard garden. Completing the accommodation on the ground floor is the cloak room fitted with a w.c and hand basin.

On the first floor there are three bedrooms, the principal fitted with a range of wardrobes offering ample hanging and storage space and the ensuite comprises a corner shower cubicle, vanity hand basin and w.c. The second bedroom, a double, is also fitted with wardrobes and the third bedroom, again fitted with floor to ceiling wardrobes and storage shelves, previously housed a double bed. The family bathroom is beautifully fitted with an L-shaped bathroom with a dual headed shower over and shower screen, a vanity hand basin, w.c. and towel rail

Outside there is a small walled garden to the front with a path leading around the property to the brick paved rear courtyard, allowing parking for three vehicles and a garage, fitted with power and light and a remote up and over door.

Services. Main Electricity, Gas, Water and Drainage  
Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.





## Avenue Road, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1156 sq ft / 107.3 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1332 sq ft / 123.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1164256



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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, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. 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. There is a main line railway station at nearby Newton Abbot and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Co Op 0.2 mile  
Town centre: Bovey Tracey 0.6 mile  
Supermarket: Asda (Newton Abbot) 5.4 miles  
Exeter: 16.3 miles

## Relaxing

Beach: Teignmouth 10.9 miles  
Park: Marsh Mill Park & Country Walks: 0.1 mile  
Dartmoor: Haytor Rock: 4 miles

## Travel

Bus stop: (Newton Rd) approx. 30 ft  
Train station: Newton Abbot 6 miles  
Airport: Exeter 18 miles

## Schools

Bovey Tracey Primary School: 0.4 mile  
South Dartmoor Community College: 7.7 miles  
Stover: 3.4 miles

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

## how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and turn second left opposite the Dolphin Hotel into Newton Road. Take the second right, just after Cafe 360 into Avenue Road and the property can be found a little further on the right hand side, identified by the For Sale Board.





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

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