



A two bedroom mid terrace Victorian house with character features set in the centre of this rural village, benefitting from an enclosed garden to rear opening onto the village allotments, ready for immediate occupation with NO ONWARD CHAIN

23 Teign Village | Bovey Tracey | TQ13 9QJ

complete.

thoroughly good property agents



PROPERTY TYPE

House



SIZE

685 sq ft



LOCATION

Village



AGE

Victorian 1890



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH
Solid Fuel



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

33 F



COUNCIL TAX BAND

B



in a nutshell...

- Sitting Room with Wood Burning Stove
- Kitchen/Breakfast Room
- 2 Bedrooms
- First floor Shower Room
- Gardens to Front
- Rear Garden with Sheds
- NO ONWARD CHAIN



the details...

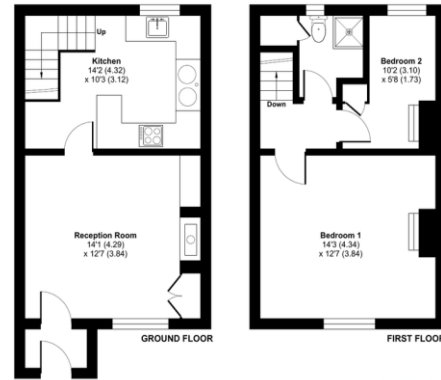
Access is through a door with glazed panel into the entrance porch, ideal for coats, shoes and boots. A half-glazed door leads into the sitting room which is full of character with an attractive fireplace housing a wood burning stove, ideal for those chilly days after a country walk. To one side of the chimney are display shelves and the other side a unit with a remote control shelf, which lowers the T.V into a cupboard when not in use. Multi paned window to the front and a picture rail. A further half glazed multi paned door leads into the kitchen/breakfast room with a window to the rear of the property and a half-glazed door leading out into the garden. The kitchen is fitted with a range of floor cupboards with work tops over incorporating a sink, an oven with hob over, solid fuel Rayburn which serves the hot water, radiators on the first floor and cooking. Spaces for washing machine and upright fridge/freezer. A attractive wall mounted display shelf unit and shelving provide additional storage, tiled floor, stairs rising to first floor.

On the first floor is a large double bedroom with a multi-pane window to the front, radiator and an attractive period style fireplace. The second bedroom is a small single with a window to the rear, heated towel rail and again a period style fireplace. Completing the accommodation is the shower room fitted with a corner shower cubicle, pedestal hand basin and w.c.



Teign Village, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 685 sq ft / 63.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, Endusecom 2024. Produced for Ashcom Complete (Complete Property). REF: 1177672

complete.

Outside there are enclosed gardens to both front and rear, the main being to rear which has been laid with artificial turf for ease of maintenance and gives an ideal area for alfresco dining with family and friends. An attractive path to the rear of the garden and giving access to the village allotments. The garden houses a wooden shed for storage and to the rear of the garden a potting shed.



the location...

Teign Village is a small rural community created for workers from the former quarry, and consists of terraced properties on either side of the lane, plus a handful of detached properties, with its own Sports & Social Club & Play Park, this historic village is located within the beautiful Teign Valley, whilst also being close to the market town of Bovey Tracey which has a full range of local amenities including medical and veterinary services, primary schools, shops, churches and public houses along with the Village of Hennock which has a primary school, public house and a church. Teign Village offers very easy access to the A38 linking the cities of Exeter and Plymouth.

Shopping

Town centre: Bovey Tracey 3.4 miles

Supermarket: Co-op, Bovey Tracey 3.4 miles

Newton Abbot 5.8 miles

Exeter 12.5 miles

Relaxing

Beach: Teignmouth 11.9 miles

Finlake Holiday Park, horse riding, swimming pool, spa: 3.8 miles

Stover Golf Club: 6 miles

Travel

Train station: Newton Abbot 8.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 17.8 miles

Schools

Hennock Primary School: 0.6 mile

Teign School/South Dartmoor: 11.2 miles (School bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9QJ**

how to get there...

From the A38 take the exit to Chudleigh and Teign Valley. Continue on the Teign Valley and just after the right hand turning to Trusham, take the left hand turn to Teign Village. Continue into the village and the property can be found towards the top on the right hand side.



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