



A beautifully presented ground floor apartment, full of character features with its own private entrance, situated within this historic building with communal grounds, set on the edge of Bovey Tracey

Devon House Drive | Bovey Tracey | TQ13 9HB



thoroughly good property agents



PROPERTY TYPE

Ground Floor Flat



SIZE

716 sq ft



LOCATION

Town



AGE



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Communal Garden



EPC RATING

58 D



COUNCIL TAX BAND

B



### in a nutshell...

- Own Private Entrance
- Spacious Light and Airy Living Room
- Kitchen
- 2 Double Bedrooms
- Bathroom with White Suite
- Parking
- Gas Central Heating
- Visitors Parking
- Communal Grounds





## the details...

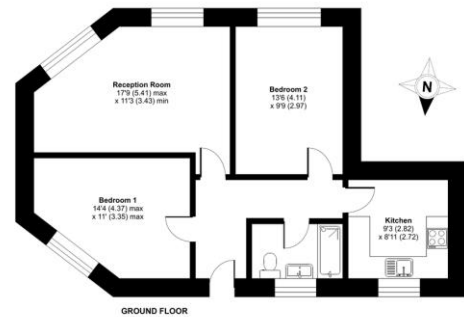
A spacious ground-floor apartment with two double-bedrooms and parking in the historic Devon house, formerly The Devon House of Mercy, a refuge for fallen women, established in the 1860's and converted to residential accommodation following WWII in the sought-after town of Bovey Tracey.

Inside, it is well-presented with light and neutral decor throughout, is spacious and has plenty of character with wonderful architectural features such as decorative archways and high ceilings and benefits from central heating.

Access is through a private arched porchway into the entrance hall. The apartment has recently been redecorated throughout giving a comfortable, modern feel and this quiet and tranquil home offers spacious accommodation. The kitchen is fitted with a range of wood fronted base and wall units with worktops over incorporating a one and half bowl sink with mixer tap. There is a built in oven with gas hob and extractor over and spaces for washing machine and fridge/freezer. The beautiful sitting room is full of natural light from two windows overlooking the communal gardens and the two bedrooms are good sized doubles. The bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal hand basin and a wall mounted gas boiler which serves the hot water.

Devon House Drive, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 716 sq ft / 66.5 sq m  
For identification only - Not to scale



Plan also produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - October 2022  
Produced for Anthony Complete (Complete Property) REF: 115152



Outside, to the front of the property there is visitors parking, maintained with manicured lawns, a number of impressive trees, a wide variety of bushes shrubs and plants and benefits from several bench seats allowing residents seating areas to enjoy the tranquil surroundings.

Lease details: Length of lease – 956 years remaining.

Maintenance charge - £3,000 PA buildings insurance and all heating included.



## 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. 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. There is also a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

### Shopping

Late night pint of milk - Tesco Express 0.5 miles

Town centre 0.5 miles

Supermarket 0.5 miles

### Relaxing

Teignmouth beach 10.5 miles

Park 0.5 miles

Tennis courts, swimming pool, playground etc. 1 miles

### Travel

Bus stop 50 metres

Newton Abbot train station 7 miles

Motorway – A38 3 miles

Exeter Airport 18 miles

### Schools

Bovey Tracey Primary School 0.5 miles

South Dartmoor College 8.8miles (school bus)

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9HB**

## how to get there...

From the office in Bovey Tracey proceed up Fore Street, into East Street, past the church on the left and take the next left hand turn into Coombe Lane. Take the second left into Devon House Drive and continue into the entrance of Devon House. Park in the visitors parking area to the front of the property and walk to the rear from the right of the building where the private entrance to the apartment can be found.

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  
Emlyn House  
Fore Street, Bovey Tracey



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under

any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



selling

letting

land &  
new homes

signature  
homes

**complete.**