



A beautifully maintained family home which has been refurbished by the current owners to provide a spacious and welcoming home, with good sized front and rear gardens, ample parking and a versatile garden office, set in a popular residential road with easy access to local facilities and bus service.

18 Brimley Park | Bovey Tracey | TQ13 9DE



thoroughly good property agents



PROPERTY TYPE  
End of Terrace



SIZE  
1106sq'



LOCATION  
Town



AGE  
1940 - 1950



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
67 D



COUNCIL TAX BAND  
C



### in a nutshell...

- Cloakroom
- Comfortable Sitting Room with Stove
- Refurbished Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- Large Gardens to Front & Rear with Garden Office
- Gas Central Heating and Double Glazing





## the details...

The convenient front porch opens up into the hallway with stairs rising to first floor. The ground floor cloakroom is fitted with a w.c and hand basin. The sitting room is a welcoming room, full of natural light from a large window to the front and a feature fireplace housing a wood burning stove, ideal for those chilly wintery days. The kitchen diner has been refurbished to provide a kitchen fitted with a range of white fronted wall and base units with worktops over incorporating a one and half bowl sink with mixer tap above. One wall unit houses the gas boiler which serves the central heating and hot water. There is an integral fridge/freezer and spaces for a washing machine and cooker, which has an extractor hood above. The light and airy dining area features large windows and a patio door leading out into the garden. There is plenty of room for a dining table and chairs making a superb area, not only for day-to-day meals, but to entertain family and friends.

On the first floor are three bedrooms, the principal having a delightful ornamental fireplace. Completing the accommodation is the family bathroom, fitted with a white suite comprising a panelled bath with shower over, hand basin and w.c.

Outside immediately to the rear is a decked area, ideal for family barbecues or just sitting and enjoying the tranquil view down through the garden, which is mainly laid to lawn, planted with a variety of shrubs and trees and even a wildlife pond can be found amongst the greenery. A block built shed offers a useful storage area and workshop. A path leads down to the **Garden Office** situated at the bottom of the garden which is well insulated and benefits from light and power, a superb space for those working from home, as a hobbies room, or a man cave, but I am sure any child will try and commandeer as their own. To the front and side of the property there is ample parking for several cars. This really is a beautiful family home and must be viewed internally to really appreciate its true potential.

**THREE YEAR DEVON RULE APPLIES**



the floorplan...

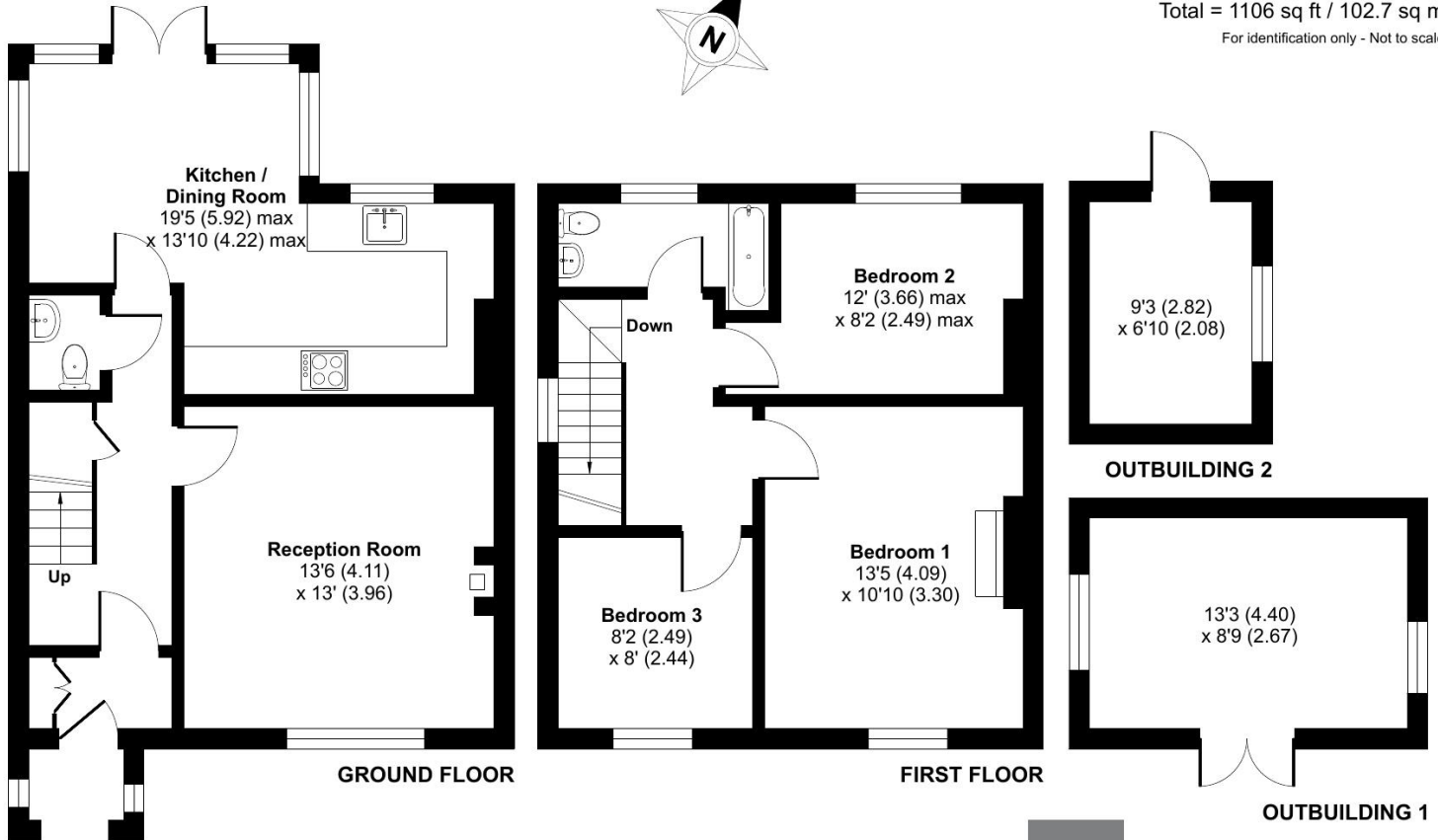
## Brimley Park, Newton Abbot, TQ13

Approximate Area = 924 sq ft / 85.8 sq m

Outbuilding = 182 sq ft / 16.9 sq m

Total = 1106 sq ft / 102.7 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). © nchecon 2024. Produced for Ashtons Complete (Complete Property). REF: 1188946



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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. 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 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: 1 mile

Town centre: 1 mile

Supermarket: 1 mile

Exeter: 16 miles Newton Abbot: 5.5 miles

### Relaxing

Beach: Teignmouth 11.5 miles

Park, tennis courts, swimming pool: 0.5 mile

Haytor, Dartmoor: 1.5 miles

Stover Golf Club: 2.5 miles

### Travel

Bus stop: 100 meters

Train station: Newton Abbot 6 miles

Main travel link: A38 1 mile

Airport: Exeter 19.7 miles

### Schools

Bovey Tracey Primary School: 1.2 miles

South Dartmoor Community College: 7.3 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9DE**

### how to get there...

From the Complete Office turn down into Station Road, taking the left hand turn opposite the Dolphin Hotel into Newton Road and then the fourth turning on the right, just before the Church into Ashburton Road. Keep on this road over the road bridge and take the second turning on the right into Brimley Road, where the property can be found a little further up, on the right hand side.





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

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