



A beautifully presented and modern, mid-terrace property, with two double bedrooms, parking and an enclosed garden, situated on a recent development in the popular moorland town of Bovey Tracey. An internal viewing is highly recommended.

25 Marriott Way | Bovey Tracey | TQ13 9RZ

complete.

thoroughly good property agents



PROPERTY TYPE

Mid-Terrace House



SIZE

686 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

B



in a nutshell...

- Living Room with Patio Doors
- Modern Fitted Kitchen
- Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Safe and Enclosed Rear Garden
- Two Allocated Parking Spaces
- Ideal First Home or Investment





the details...

Inside, it is beautifully presented with light and neutral decor throughout, and it feels warm and inviting with gas central heating and double-glazing. The accommodation briefly comprises an entrance hall with a convenient cloakroom containing a WC and basin, and a staircase rising to the first floor. The modern kitchen has wooden worktops on two sides and a range of grey fitted units providing ample cupboard space, an electric oven, ceramic hob, extractor above, integral washing machine and floor space for an upright fridge/freezer. The spacious living/dining room, has an under-stairs cupboard and the room is filled with light from a window and patio doors to the rear garden. There is space for a table and four chairs to enjoy an evening meal or a light lunch.

Upstairs, there are two generously sized, light and airy double bedrooms, the front bedroom with an airing cupboard containing a combi-boiler for the central heating and hot water. The rear bedroom is fitted with a mirror-fronted wardrobe offering a deep hanging and storage space. Completing the accommodation is a modern bathroom containing a bath with a shower over, WC and wall mounted hand basin.

Outside, the rear the garden is fully enclosed making it safe for children and pets. There is a paved patio, great for a barbecue or drinks with friends and family which leads onto the main part of the garden which is laid to lawn, offering space for beds of shrubs. A shed offering space for bikes and garden tools and a gate at the rear provides access to the parking area where there are two designated parking spaces which have been marked.



Tenure: Freehold.

Council Tax Band – B.

Services – Mains Drainage, Water, Gas, Electricity.

Broadband and Mobile Signal - Please visit

<https://checker.ofcom.org.uk> for availability.

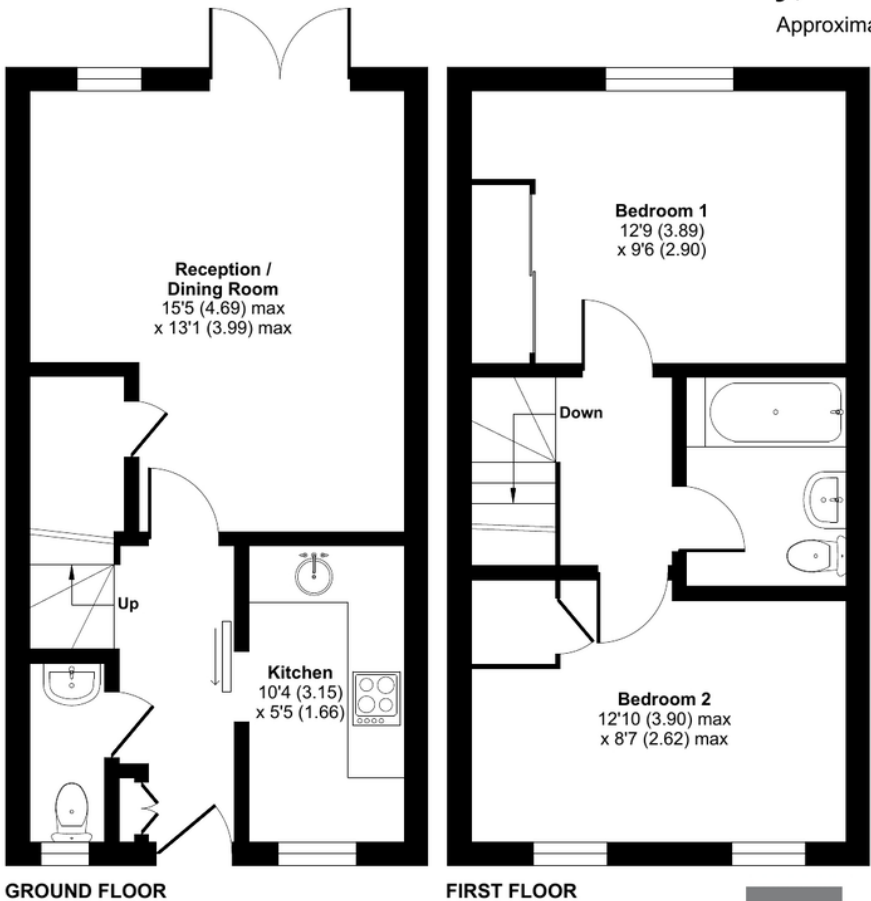




Marriott Way, Newton Abbot, TQ13

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1267443



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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 and 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 and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op Food 0.6 miles
Supermarket: Tesco 6.1 miles, Lidl 0.1 miles
Exeter: 17.1 miles

Relaxing

Beach: Teignmouth 11.1 miles
Tennis court, swimming pool, cricket: 1.2 miles
Stover Golf Club: 2.7 miles
Haytor, Dartmoor: 4.2 miles

Travel

Bus stop: 0.5 miles
Train station: Newton Abbot 6.1 miles
Main travel link: A38 2.2 miles
Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 0.9 miles
Teign School: 5.8 miles
South Dartmoor Community College: 7.8 miles (school bus)

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



how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first turning and follow this road a short while where Longston Cross can be found on the right hand side, turn into Marriott Way and following the road around to the left where the property can be found on the left.





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picture? Get in touch with
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