



This charming end-of-terrace cottage features two spacious double bedrooms, an enclosed garden, and useful outbuildings. Tucked away in a quiet yet central location just off Fore Street, it offers a level walk to the shops, parks, and amenities of the ever-popular town of Bovey Tracey.

13 South View | Bovey Tracey | TQ13 9AQ





PROPERTY TYPE
Cottage



SIZE
969 sq ft



LOCATION
Town



AGE
Victorian (1837 - 1901)



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
On Road Parking



OUTSIDE SPACE
Garden



EPC RATING
24 F



COUNCIL TAX BAND
B



in a nutshell...

- Living Room with Fireplace
- Light and airy Kitchen/Dining Room
- Utility Room
- Principal Bedroom Ensuite
- Delightful Attic Bedroom
- Neutral decor throughout
- Beautiful, enclosed garden
- Fabulous Garden Room/Studio
- NO ONWARD CHAIN





the details...

The front door opens into a bright and welcoming living room. This well-proportioned space features a striking brick fireplace with a rustic granite hearth housing a wood-burning stove, creating a warm and inviting focal point, perfect for cosy evenings and capable of heating the entire home. Built-in low-level cupboards and display shelving flank the chimney breast, adding charm and functionality. The kitchen/dining room is spacious and practical, with ample room for a dining table seating four to six, ideal for family meals or entertaining. There is generous worktop space incorporating an inset stainless-steel sink with a modern mixer tap over. The gas-fired Aga range, provides excellent cooking facilities and heating the home. There are designated spaces for a fridge and dishwasher.

Just across the path at the rear, a solid-oak door opens into a well-equipped utility room with modern fitted units offering excellent storage. Worktops provide ample surface space, and there's a stainless-steel sink with mixer tap, an integrated freezer, plumbing for a washing machine, and a wall-mounted combi-boiler delivering on-demand heating and hot water.

On the first floor is a lovely double room bathed in natural light from a front-facing sash window with a charming window seat set into the thick stone wall. The generous ensuite bathroom features a large centre-fill bath, walk-in shower with rain head and auxiliary spray, pedestal basin with brick-style tiled splashback, WC, and built in storage cupboards and wardrobes. On the top floor the second double bedroom is a light-filled retreat with three rear-facing windows and two large Velux skylights at the front, offering spectacular views over the town and surrounding countryside. For convenience there is an ensuite cloakroom with low level w.c and hand basin.

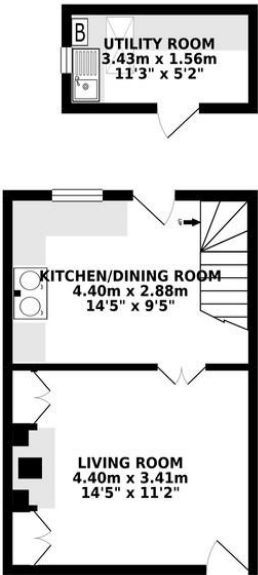
The delightful garden at the front of the property is private and secluded. An arched entrance and timber gate leads into the garden where a brick-paved path leads through level areas of lawn. There is a timber shed providing storage for gardening tools.

A wonderful GARDEN ROOM/STUDIO with lights and power, fully insulated and double-glazed with patio doors to the terrace. A superb versatile space for an office or studio, ideal for those working from home.

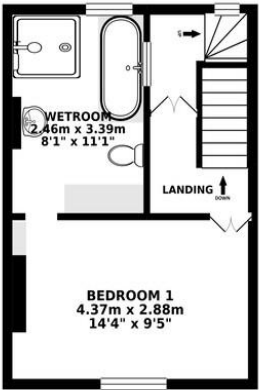


the floorplan...

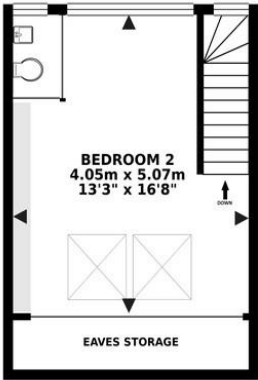
GROUND FLOOR 34.00 sq. m.
(366.00 sq. ft.)



1ST FLOOR 28.34 sq. m.
(305.02 sq. ft.)



2ND FLOOR 27.65 sq. m.
(297.60 sq. ft.)



TOTAL FLOOR AREA : 89.99 sq. m. (968.62 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: Tesco Express 0.3 mile

Town centre: Bovey Tracey 0.3 mile/Newton Abbot: 6.6 mile

Supermarket: Co-op 0.3 mile – Lidl : 0.6 miles

Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10.6 miles

Park & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.5 mile

Stover Golf Club: 3.3 miles

Haytor, Dartmoor: 3.8 miles

Travel

Bus Stop: Riverside surgery 0.1 mile

Train station: Newton Abbot 6.8 miles

Main travel link: A38 2.4 miles

Airport: Exeter 18 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9AQ

how to get there...

From the Complete office in Bovey Tracey, keep walking up Fore Street, where South View can be found a little further up on the right.





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Ombudsman

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