



A superb modern, mid-terrace property, with two double bedrooms, driveway parking for 2 vehicles and an enclosed rear garden, situated on a recent development in the popular moorland town of Bovey Tracey.

43 Marriott Way | Bovey Tracey | TQ13 9RZ

complete.

thoroughly good property agents



PROPERTY TYPE

Mid-Terrace House



SIZE

810 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84B



COUNCIL TAX BAND

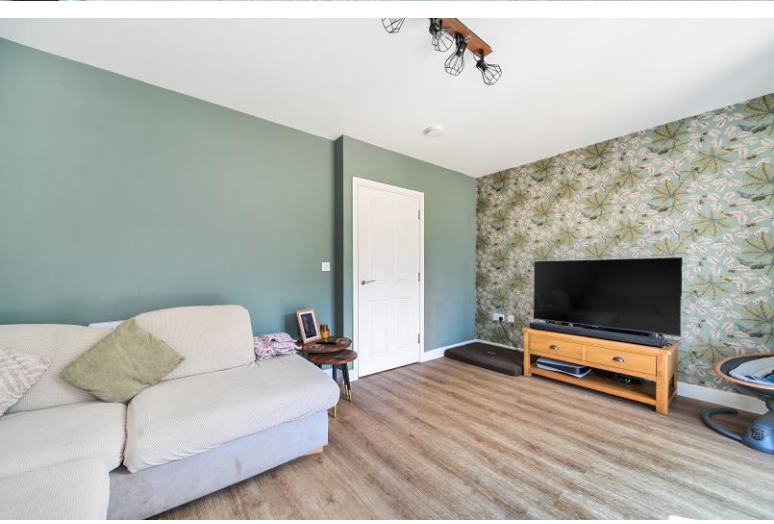
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in a nutshell...

- Option to staircase
- Modern Fitted Kitchen Diner
- Spacious Lounge
- Downstairs Cloakroom
- Two Double Bedrooms
- Family Bathroom
- Driveway Parking for 2 Vehicles
- Private, Enclosed Rear Garden





the details...

Apply now and unlock your home buying potential with Shared Ownership. Available to purchase at a 40% share for £104,000. (Full market value £260,000).

Inside, the home is beautifully presented with light and neutral décor throughout, and it feels warm and inviting with gas central heating and double glazing. The accommodation briefly comprises an entrance hall with a meter cupboard, a convenient cloakroom containing a WC and basin, a useful storage cupboard for coats and shoes and a staircase rising to the first floor. The modern kitchen dining room has worktops on two sides and a range of fitted white units providing ample cupboard space, a fan-oven, ceramic hob, floor space for an upright fridge/freezer, and space with plumbing for a washing machine. There is space for a table and six chairs to enjoy an evening meal with family or friends. The spacious lounge is filled with light from patio doors to the rear garden.

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. Completing the accommodation is a modern bathroom containing a bath with a shower over, WC and hand basin.

Outside, there is driveway parking for two vehicles. The rear garden is south facing, so able to enjoy hours of sunshine in the warmer months. It is fully enclosed, making it safe for children and pets. There is a paved patio, great for a barbecue or drinks and the rest of the garden is laid to lawn. A gate at the rear provides sole access to the front of the property.

Tenure: Leasehold 199 years from June 2023.

**AVAILABLE TO PURCHASE AT A 40% SHARE FOR £104,000
(FULL MARKET VALUE £260,000)**

Rent: £363.99 per month

Building insurance: £14.19 per month

Council Tax Band: B

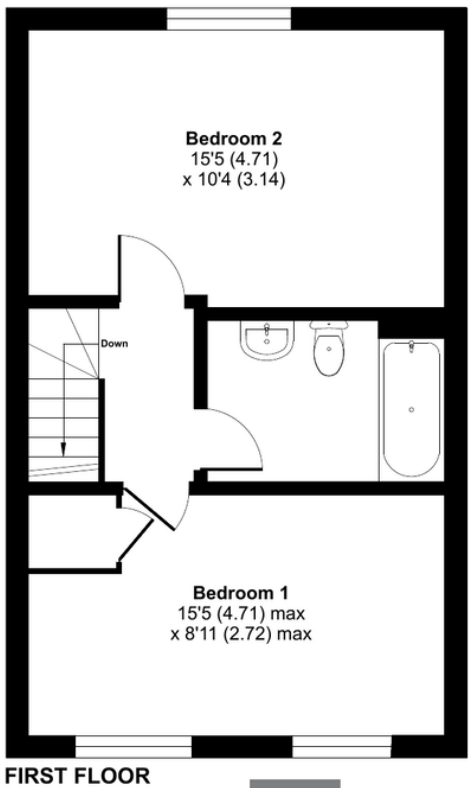
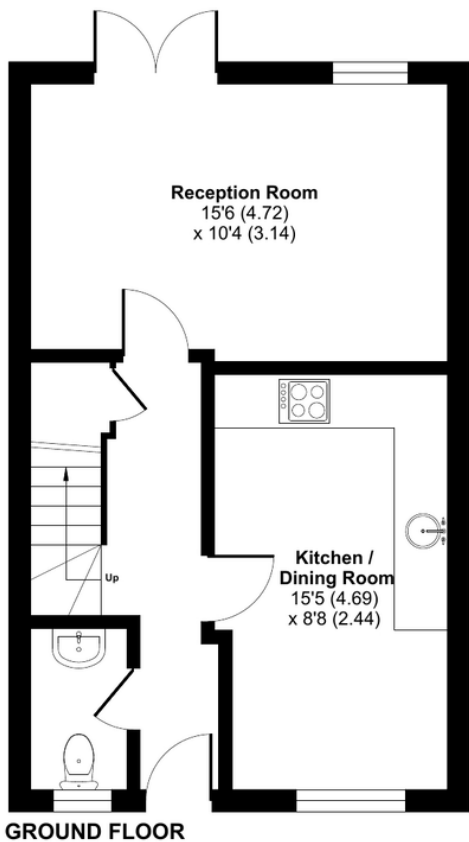
Eligibility: Only for purchasers with a local connection to the parish of Bovey Tracey or secondary parishes of Moretonhampstead, Bridford, Christow, Hennock, Kingsteignton, Teigngrace, Newton Abbot, Ilsington and Manaton.

Prior written consent from LiveWest is required for pets.



Marriott Way, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 810 sq ft / 75.2 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: 1284511



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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.

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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: Lidl 0.1 miles, 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 right.





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

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Web completeproperty.co.uk

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