



A charming cottage with panoramic views and a beautiful, private and enchanting cottage garden to the rear. This delightful home offers traditional accommodation featuring two reception rooms and two double bedrooms. Some refurbishment required. READY FOR IMMEDIATE OCCUPATION. NO ONWARD CHAIN

59 Mary Street | Bovey Tracey | TQ13 9HQ





PROPERTY TYPE

Mid Terraced House



SIZE

814sq ft



LOCATION

Town



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

64 D



COUNCIL TAX BAND

B



in a nutshell...

- Sitting Room
- Dining Room
- Kitchen
- Ground floor Bathroom
- Two Double Bedrooms
- One Bedroom with Ensuite Cloakroom
- Delightful enclosed & private Garden
- Lovely far-reaching Views
- NO ONWARD CHAIN



the details...

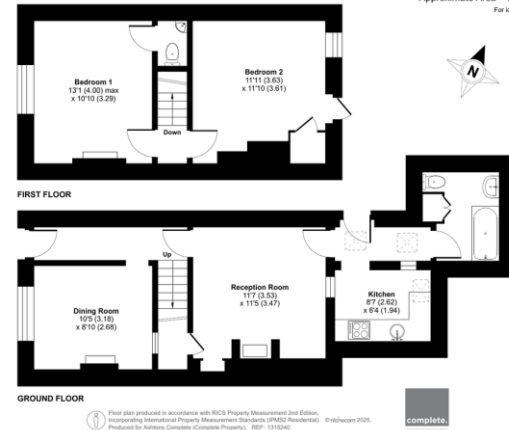
The entrance hallway leads to the first floor and into a welcoming dining room with a front-facing window that captures the sweeping views. A wooden fireplace with a mantel shelf houses a gas fire, adding charm and warmth. The sitting room features an open fireplace with a wood-burning stove and built-in storage on either side of the chimney breast. A half-glazed door opens to a useful storage cupboard, while a glazed door leads to the inner hallway. The inner hallway offers access to the side of the property, the bathroom, and the kitchen. The kitchen is fitted with a range of wall and base units with worktops, a sink with mixer tap, and space for a fridge/freezer, cooker, and one additional appliance. The bathroom includes a panelled bath with mixer tap and shower attachment, vanity hand basin, low-level WC, and an airing cupboard.

Upstairs, there are two generous double bedrooms. The front bedroom enjoys exceptional views, an ornamental fireplace, and an en-suite cloakroom with a WC and hand basin. The second bedroom includes a fitted wardrobe, a fireplace surround, and a door that opens onto a roof terrace with access to the garden.

The rear garden is truly a highlight of this home. Directly off the second bedroom is an enclosed decked area-perfect for a quiet morning coffee or evening entertaining. A wooden arch leads to a further paved and gravelled area, surrounded by lush borders filled with mature shrubs, trees, and flowering plants, offering a peaceful and picturesque retreat.

Mary Street, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 814 sq ft / 75.6 sq m
For identification only - Not to scale



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinic, primary school, library with community centre, arts and craft centre, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive.

Shopping

Late night pint of milk: Tesco 0.2 mile
Town centre: Bovey Tracey 0.4 mile
Supermarket: Lidl (Kingsteignton) 5.9 miles

Relaxing

Beach: Teignmouth 10.8 miles
Park: Mill Marsh Park 0.7 mile

Travel

Bus stop: (East Street) 0.2 mile
Train station: Newton Abbot 7.3 miles
Airport: Exeter 17.8 miles

Schools

Bovey Tracey Primary School: 0.2 mile
South Dartmoor Community College: 7.8 miles
Stover: 4.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9HQ

how to get there...

From the A38 take the Drumbridges exit and follow the sign for Bovey Tracey. At the first roundabout take the second exit signposted Lustleigh and Moretonhampstead. At the second roundabout again take the second exit to Moretonhampstead and taken the first right hand turn, opposite the Golf Club into Moretonhampstead Road. Keep on this road and opposite the junction into Crokers Meadow, the cottage can be found on the left hand side.

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
TQ13 9AD



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.