



A modern three-bedroom townhouse conveniently located within walking distance of the town centre. With an integral garage, driveway parking, and a private rear garden, alongside spacious and well-presented living accommodation a bright kitchen/dining room and comfortable lounge with Juliet balcony.

18 Station Court | Bovey Tracey | TQ13 9GA

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terrace Town House



SIZE

1,163 sq ft



LOCATION

Town



AGE

2001



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

70 C



COUNCIL TAX BAND

D



in a nutshell...

- 3 Bedrooms
- Modern Kitchen/Diner
- Utility Area
- Bright & Spacious Lounge
- Integral Garage with Power
- En-Suite
- Enclosed, Rear Garden
- Driveway Parking
- Level walk into Town





the details...

The property is entered via a welcoming entrance hallway, finished with beautiful, engineered oak flooring that flows seamlessly into the spacious kitchen/dining room. The kitchen has been thoughtfully designed, featuring sleek white worktops that complement the contemporary cabinetry. A range of integrated appliances includes a fridge/freezer, double electric oven with extractor over, and a gas hob, ensuring both practicality and style. A useful utility area provides additional storage and designated space for a washing machine. From here, a door opens directly onto the rear garden, creating a convenient link between indoor and outdoor living. At the front of the property, the integral garage offers secure parking or further storage, with the benefit of driveway parking in addition.

The first floor is centred around a bright and welcoming living room, positioned to the front of the property. This well-proportioned space features a modern gas fire, creating a cosy focal point and a Juliet balcony allows natural light to flood in and offer pleasant views across the surrounding area. To the rear of the property is a double bedroom, currently used as a study, which provides a versatile space ideal as a guest room, home office, or additional bedroom. Completing this level is a convenient WC, adding further practicality to the layout.

The top floor is home to two well-proportioned double bedrooms. The principal bedroom is served by an en-suite shower room, offering comfort and privacy. To the rear of the property, the second bedroom is equally generous in size, with space for a double bed and additional furnishings. A contemporary family bathroom completes this level, fitted with a bath and shower attachment over, WC and wall mounted hand basin. With its thoughtful layout and comfortable proportions, the top floor provides an inviting and restful space for the whole household.

The rear garden offers a low-maintenance and private outdoor space, perfectly designed for ease of use and enjoyment. A paved patio provides an ideal setting for outdoor dining or entertaining. Raised planters add greenery while keeping the space practical and easy to manage. The garden is fully enclosed, making it well suited for families. To the front of the property, there is driveway parking for one vehicle in addition to the integral garage.

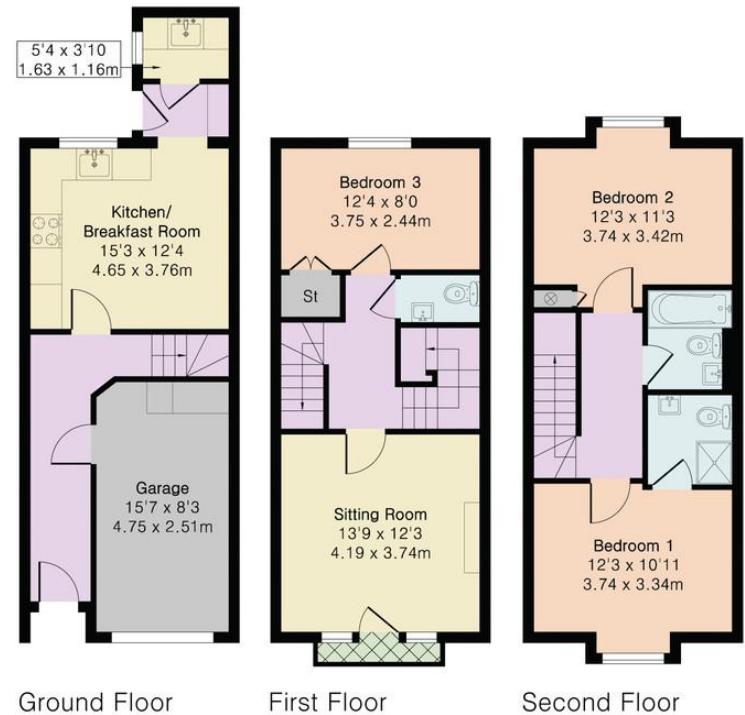


**Approximate Gross Internal Area 1163 sq ft - 109 sq m
(Including Garage)**

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 372 sq ft – 35 sq m

Second Floor Area 384 sq ft – 36 sq m



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.

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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, 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.

Shopping

Late night pint of milk: Co-op 0.2 mile

Town centre: Bovey Tracey 0.3 mile Newton Abbot: 6 miles

Supermarket: Tesco Express 0.3 mile, Lidl 0.4 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11 miles

Park & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.3 mile

Stover Golf Club: 2.8 miles

Haytor, Dartmoor: 3.9 miles

Travel

Bus Stop: Station Road

Train station: Newton Abbot 6.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 19.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile

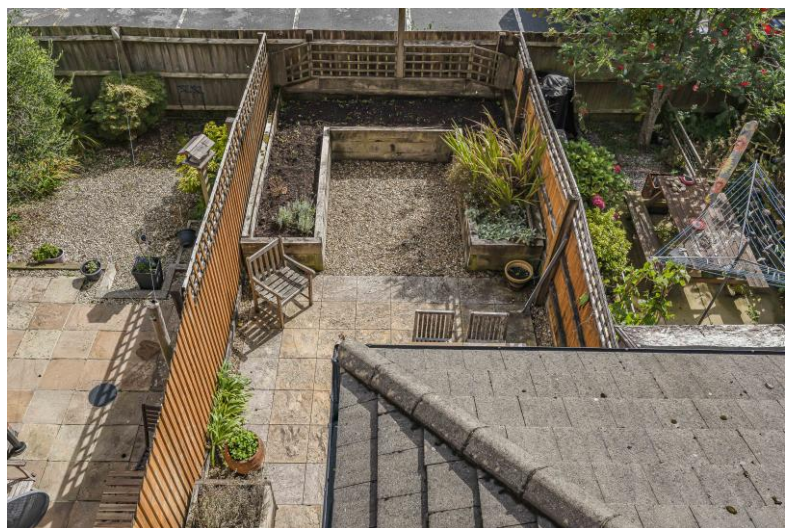
South Dartmoor Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9GA**

how to get there...

From the office in Fore Street, head down Station Road, past The Dolphin Hotel on the right and take the next turning right into St John's Lane Court. Take the first left, follow the road around to the left where the property can be found in the far left hand corner.





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

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