



This charming family home ideally located just a short walk from the town centre, offers versatile living spaces, including a beautifully appointed garden room, which is perfect for remote working, creative hobbies, or simply enjoying extra space.

3 Blenheim Terrace | Bovey Tracey | TQ13 9AT





PROPERTY TYPE

House



SIZE

1,203 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

71 C



COUNCIL TAX BAND

C



in a nutshell...

- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Versatile Garden Room
- Outside Storage
- Enclosed Garden





the details...

Upon entering, you are welcomed into a hallway that provides access to both the sitting room and dining room. The sitting room is bathed in natural light thanks to a lovely box bay window and features an open fireplace, creating a warm and inviting focal point, particularly on cooler evenings.

The dining room includes built-in storage flanking the fireplace, access to a convenient cloakroom with WC and hand basin, and stairs leading to the first floor. French doors open onto the rear courtyard, while an additional door leads into the well-equipped kitchen. The kitchen features a range of wall and base units, ample worktop space, a sink with mixer taps and a wall-mounted gas boiler. There are designated spaces for a washing machine, tumble dryer, dishwasher, cooker, and fridge freezer. French doors lead directly into the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, you'll find three comfortable bedrooms and a family bathroom fitted with a panelled bath, hand basin, and low-level WC.

The front of the property boasts a small, enclosed garden with a pathway leading to the front door. At the rear, a delightful, enclosed garden awaits, perfect for relaxing or entertaining. A patio area provides a great spot for barbecues or unwinding after a busy day, while vibrant planting adds colour and interest throughout. A path leads to the impressive garden room, complete with bi-fold doors, power, and lighting-an ideal workspace or creative retreat. Beyond the garden room, additional storage space offers a great area for bikes, garden equipment, and more.

Tenure: Freehold

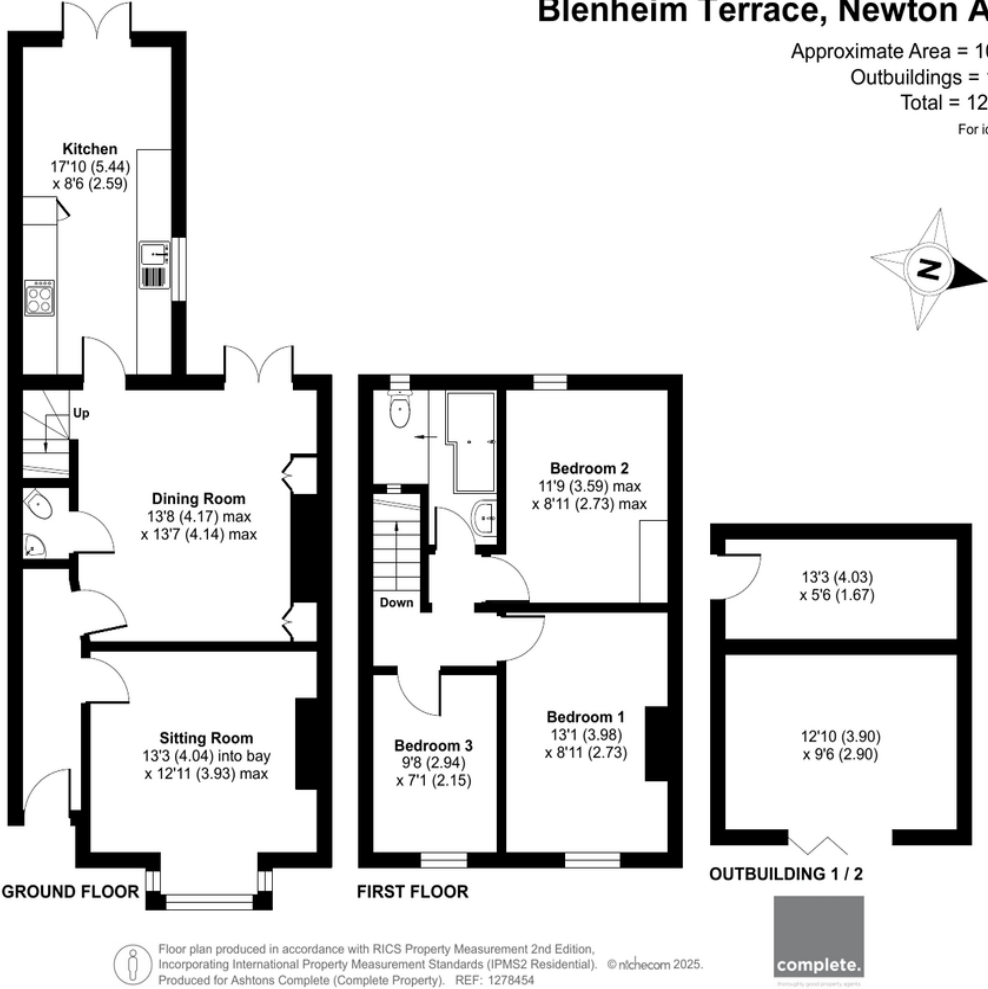
Services: Mains water, drainage, electricity and gas
Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



the floorplan...

Blenheim Terrace, Newton Abbot, TQ13

Approximate Area = 1005 sq ft / 93.4 sq m
Outbuildings = 198 sq ft / 18.4 sq m
Total = 1203 sq ft / 111.8 sq m
For identification only - Not to scale



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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. Parke is also on the doorstep, ideal for ambling through woodland and pasture along the riverbank, or ride the cycle path, then visit Home Farm Cafe for a light lunch or a cream tea. 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: 0.2 mile

Town centre: 0.3 mile

Supermarket: 0.2 mile

Relaxing

Beach: 11 miles

Park: 0.2 mile

Haytor: 3.5 miles

Travel

Bus stop: 300 meters

Train station: 8 miles

Motorway or main travel link: 1.5 miles

Airport: 19.8 miles

Schools

Primary: Bovey Tracey 0.5 miles

Secondary: South Dartmoor Community College 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9AT

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout at the end of the road. Take the first exit onto the A382 Monks Way and take the first turning on the right into Blenheim Terrace.





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