



A luxurious, ground-floor two double bedroom apartment with ensuite, fully fitted kitchen, and spacious living room, private garden and parking, set in an exclusive development, in a quiet position on the edge of the sought-after town of Bovey Tracey.

1 Blenheim | Bovey Tracey | TQ13 9DH





PROPERTY TYPE

Ground floor apartment



SIZE

901 sq ft



LOCATION

Bovey Tracey



AGE

2018



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

76 C



COUNCIL TAX BAND

C



### in a nutshell...

- Exclusive development
- Contemporary kitchen
- Bosch integrated appliances
- Generous sized living/dining room
- Two double-bedrooms
- Master en suite
- Parking
- Private garden
- Gas Central Heating



## the details...

Blenheim has been sympathetically converted into five very individual luxury apartments, all beautifully appointed, with gas central heating and double-glazing, creating spacious accommodation with a perfect blend of period charm with modern comfort and convenience.

The generously-sized open-plan living/dining room filled is with light from a south-facing bay window to the front, and French doors lead into the garden at the side. A former fireplace has an ornate oak mantle with decorative tiling, making a nice feature and focal point for the room and there are cupboards, with stained-glass panels, built-in to the recess on one side of the chimney breast, which has a high-level wiring for a wall-mounted TV. An opening with decorative stained-glass panels above, leads into the kitchen, which is spacious and light with a wide window to the garden. There are beautiful solid-granite worktops, along three sides with a range of high and low-level fitted cupboard, drawer and wall units, providing plentiful storage, complete with granite splashbacks and LED undercabinet feature lighting. A full range of Bosch integrated appliances include an eye-level fan-oven, with a combination oven above, an induction hob, a dishwasher, a washing machine and a fridge/freezer. A condensing combi-boiler, hidden within a wall-cabinet, provides the central heating and hot water on demand.

The hallway leads to the master bedroom which is a large double with plenty of natural light from two windows to the rear. It has an en suite shower room, fully-tiled and comprising a double-shower with a rain head, a WC, a vanity unit with an inset basin and waterfall tap and a chrome heated towel rail. The second bedroom is another spacious and the main bathroom, is fitted with a bath, a separate double shower with a rain head, a WC, a vanity unit with an inset basin, and a chrome heated towel rail.

Outside, French doors from the living room lead out into the private garden, which has a terrace of paving, perfect for outside dining, or sharing a bottle of wine with friends and an area of lawn. A gate through the wall leads to the driveway, providing alternative access and where there are two allocated parking spaces and a bin store.



TOTAL FLOOR AREA : 83.67 sq. m. ( 900.61 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: Co-op 0.8 mile

Town centre: 1.2 miles

Supermarket: Co-op/Tesco Express 1 mile

Exeter: 13.3 miles

### Relaxing

Beach: Teignmouth 10.3 miles

Park, tennis courts, swimming pool: 0.8 mile

Haytor, Dartmoor: 3.6 miles

Stover Golf Club: 2.7 miles

### Travel

Bus stop: 0.3 mile

Train station: Newton Abbot 6 miles

Main travel link: A38 2 miles Airport:

Exeter 19.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9DH

## How to get there...

From the office in Bovey Tracey turn left into Station Road and opposite the Dolphin Hotel turn left into Newton Road. Just before the church, turn right onto Ashburton Road and continue for a short distance, turn right onto Brimley Road and proceed for approximately 0.4 miles. The apartments can be found on the right.



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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Tenure: Freehold

Lease Term: 992 years remaining

Owners of Apt own 1/5 of the Freehold

Maintenance Charge: £1,800 per annum

selling

letting

land &  
new homes

signature  
homes

# complete.