



## 41 Ashburton Road, Bovey Tracey - TQ13 9BZ

£460,000 Freehold

A mature, extended semi detached house on the outskirts of Bovey Tracey with spacious accommodation, oozing character with four double bedrooms, two reception rooms, front and rear gardens, garage and parking.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE



- 1920's Semi-Detached House
- Character Features including Wooden Flooring
- Four Bedrooms - One on Ground Floor
- Bathroom & Wetroom
- Galleried Landing
- Kitchen/Breakfast Room
- Living Room and Dining Room
- Driveway Parking and Garage
- No Forward Chain
- Front and Rear Gardens

**USEFUL INFORMATION:**

Council Tax Band: E

EPC Rating:

Council Tax Band:

Heating: Gas Central Heating /Last Service August 2023)

Internet: Estimated 35Mb - 36Mb with Superfast Fibre (According to BT.com)

Probate has been Granted.



**STEP OUTSIDE:**

This property sits on a lovely size plot with both front and rear gardens. The front garden is modestly private with a pedestrian gate leading onto Ashburton Road. It is mainly laid to lawn with a rockery to one side. A side path leads to the rear garden where there is a patio, an area of lawn and a summerhouse in situ, all enjoying a good degree of privacy. A gate leads onto the rear driveway where there is a sizeable garage with timber doors.



**LOCATION:**

Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hours driving distance.







#### STEP INSIDE:

This mature, extended semi detached house has spacious accommodation throughout and is brimming with character features.

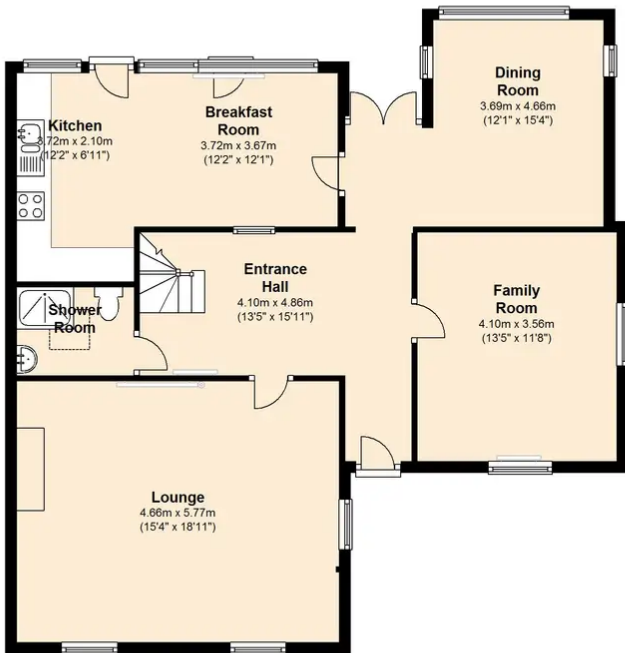
You enter the property into a entrance hallway which is particularly open, bright and welcoming, giving access to the ground floor accommodation. Positioned to the front of the property is a generous living room with double aspect windows allowing plenty of natural light to fill the room. There is a chimney with a feature wood burner and charming wooden flooring which continues through most of the ground floor. The kitchen/breakfast room is a plentiful room with tiled flooring and ample space for a table and chairs. It currently comprises a range of wooden units, a gas hob and electric 'Candy' oven. A door leads onto the rear garden. The kitchen flows into the dining room which has a vaulted ceiling and a further door onto the garden. Completing the ground floor accommodation is a room which would make an ideal ground floor bedroom or a further reception room/home office, there is also a good sized wet room.

On the first floor there are three double bedrooms and a main bathroom which also houses the airing cupboard, with a hot water tank. The first floor benefits from a delightful galleried landing overlooking the dining room below.



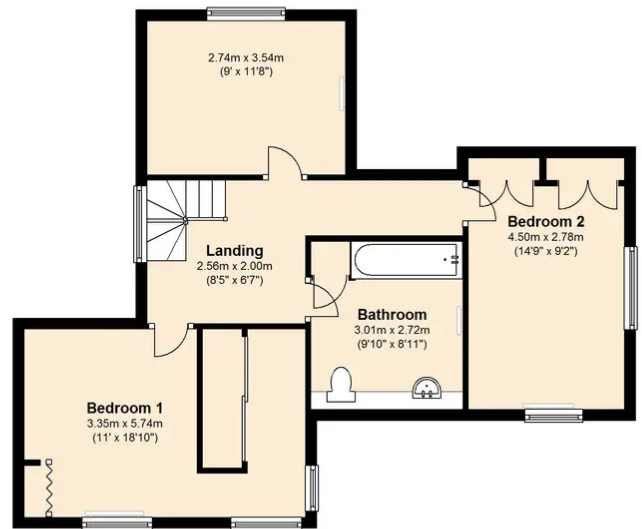
### Ground Floor

Approx. 101.4 sq. metres (1091.4 sq. feet)



### First Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



Total area: approx. 157.5 sq. metres (1694.8 sq. feet)