



1 College, Bovey Tracey - TQ13 9EW

Guide Price £260,000 Freehold

A Charming 2 Bedroom, End-terrace House plus Attic Room, Blending Character Features & Modern Comforts. On Road Parking.
3 Year Devon Rule Applies. No Onward Chain.

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ROOM MEASUREMENTS:

Lounge/Diner: 5.84m x 3.29m (19'2" x 10'10")

Kitchen: 6.09m x 2.20m (10'0" x 7'3")

Bedroom: 4.29m x 2.69m (14'1" x 8'10")

Bedroom: 3.14m x 3.07m (10'4" x 10'1")

Attic Room: 5.25m x 2.90m (17'3" x 9'6")

Bathroom: 1.93m x 1.72m (6'4" x 5'8")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2221.28 p.a 2025/26)

EPC Rating: D

PLEASE NOTE: 3 Year Devon Rule Applies.

Prospective purchasers of former Council properties in one of the designated rural areas of Teignbridge must comply with Section 157 of the Housing Act 1985 in that they must have lived or worked in Devon, or a combination of the two, for three years immediately prior to purchase.

If there are two purchasers, only one person has to satisfy this requirement. The restriction is intended to suppress the price of the property thereby making the property affordable to local people.

Local people are defined as those who have lived or worked in Devon etc. as defined above.



STEP OUTSIDE:

The front garden is accessible through a gate and is surrounded by a stone wall. It is paved for easy maintenance, with various planters and pots adding vibrant colors. A pedestrian walkway leads to two side gates that provide access to the rear garden. The rear garden, enclosed by a wooden fence, is primarily laid to lawn with a pathway along one side. There is a concrete seating area near the sliding patio doors from the living room, complemented by flower beds and borders. Parking is available on the road only.

AGENTS INSIGHT:

"This charming cottage is ideally situated within easy walking distance to Bovey Tracey town centre. The cottage has charm and a cosy feel when you walk in and the attic room is a bonus, ready to properly convert should you need a third bedroom. Even though there is no allocated parking, the current owner has never had a problem finding somewhere to park close by."

LOCATION:

This cottage is located is situated, right in the heart of the town centre in Bovey Tracey, opposite St Peter, St Paul & St Thomas Church. 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.

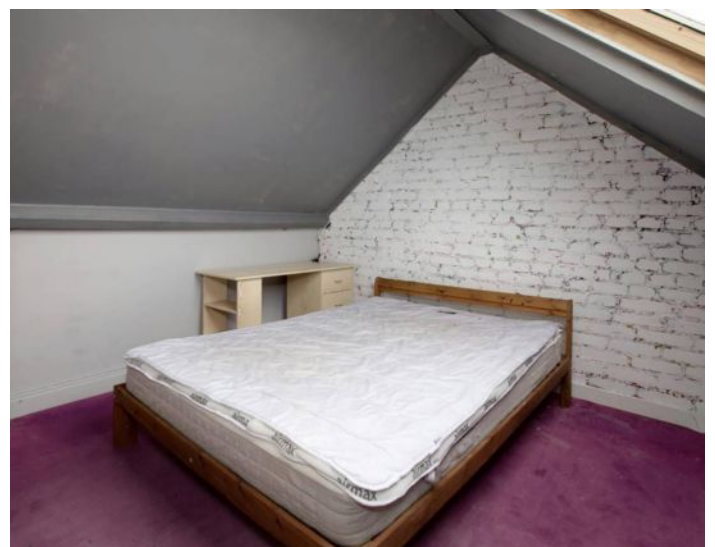




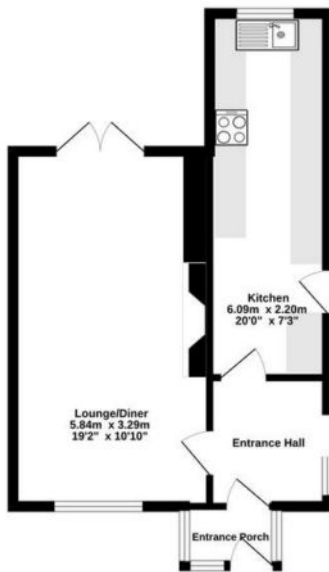
STEP INSIDE:

A convenient porch provides a space for removing shoes before entering the entrance hallway. A door leads into the living/dining room, which features a wood burner, a large front window, and French doors opening to the rear garden. The modern, galley-style kitchen is equipped with a built-in electric oven, gas hob, and extractor canopy. It also includes a slimline dishwasher and space for a fridge/freezer and washing machine. The wall-mounted, gas-fired combination boiler is located here as well. The first-floor landing offers access to the attic room via a wooden ladder attached to the wall. The attic room is fully boarded, with power and light connected, and features a Velux window. It is ready for conversion into a third bedroom, subject to relevant planning permission.

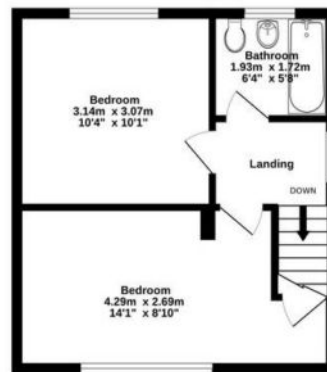
There are two spacious double bedrooms, one with a built-in cupboard and a modern bathroom complete with a panelled bath, mains shower, WC, and basin. The property exudes cottage charm and boasts characterful features such as solid wooden floors throughout.



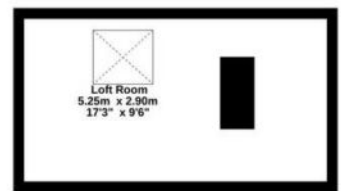
Ground Floor
35.8 sq.m. (386 sq.ft.) approx.



1st Floor
31.0 sq.m. (334 sq.ft.) approx.



2nd Floor
14.5 sq.m. (156 sq.ft.) approx.



TOTAL FLOOR AREA : 81.4 sq.m. (876 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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