

## Flat 2, Blenheim Brimley Road, Bovey Tracey - TQ13 9DH

Offer over: £300,000 Share of Freehold

Situated within an exclusive development of just five spacious apartments in the highly sought-after area of Brimley, Bovey Tracey, this property offers a blend of luxury and elegance.

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Bovey Tracey TQ13 9AE



### ROOM MEASUREMENTS:

Living Space/Kitchen: 8.00m x 4.43m  
(26'3" x 14'6")

Bedroom: 4.13m x 3.28m (13'7" x 10'9")

Bedroom: 3.96m x 2.80m (13'0" x 9'2")

Bathroom: 3.06m x 1.93m (10'0" x 6'4")

### USEFUL INFORMATION:

Local Authority: Teignbridge District Council

Council Tax Band: B (£1943.63 p.a.

2025/26)

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating (Ideal Wall mounted boiler- 2018)

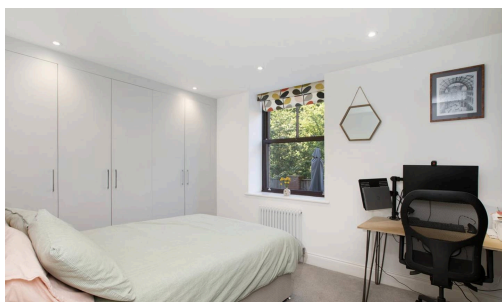
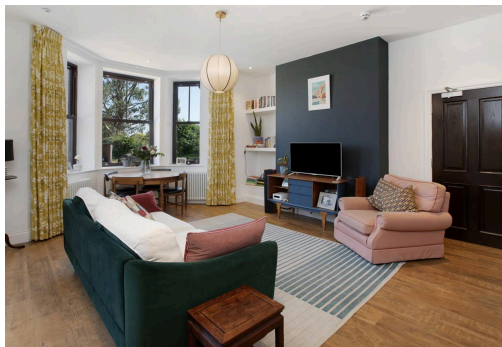
Service/Maintenance and Ground Rent charge: £1,800p.a. (including budlings insurance.)

EPC Rating: C / Tenure: Leasehold-Share of freehold 999 year lease running from 2019



### STEP OUTSIDE:

The private garden is accessible from the living area via a few steps down, with a second access through a personal wooden gate at the front. Designed for low maintenance, it features wooden and brick borders, along with raised flower beds made from sleepers. A paved patio and a gravelled area, create a lovely sitting space. Two parking spaces are allocated to this apartment. Additionally, there is a cellar, offering extra storage space beneath the apartment, which is shared with all residents. A large wooden garden shed, with power and light connected, is tucked away at the back of the outside space and there is a further paved area running along behind the building. This area is currently blocked off with a garden fence, which can be removed to create a larger outdoor space to enjoy.



### SELLERS INSIGHT:

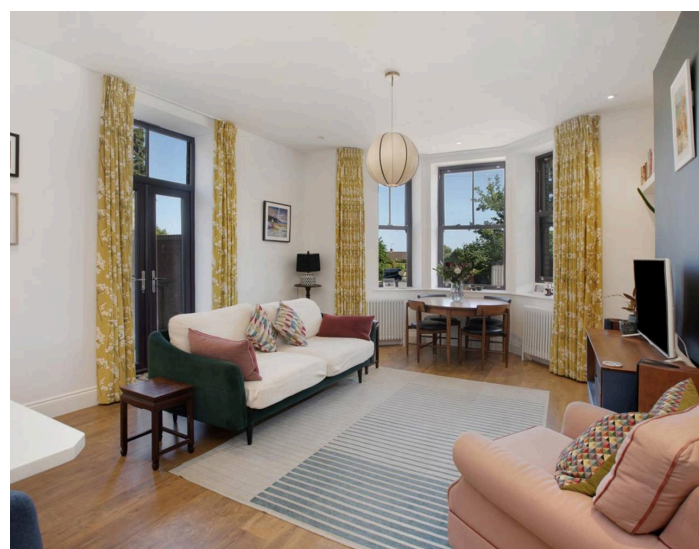
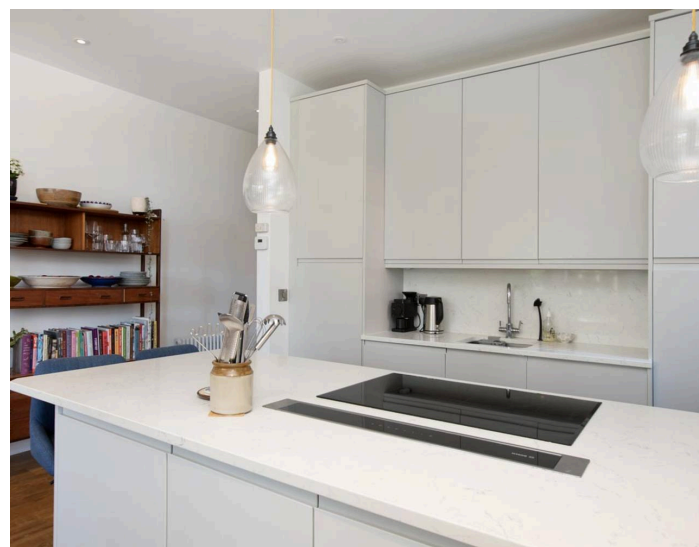
"The moment we walked into the grand entrance of this building and stepped into the apartment with the light flooding in we were hooked. It is modern and spacious and the private garden on the side is perfect for relaxing in the sunshine. We have added raised flower beds along one side to add the splash of colour that is needed in a courtyard type, outside space. Both bedrooms are good size so our guests that come to visit are comfortable too. We were not sure about the open plan living when we first moved in however it is practical and extremely sociable. We have recently got a new puppy and even though there is plenty of room for us all, it would be a lot easier with an extra room so we can get away on occasions from a bouncing furry friend. This is the main reason for moving. We love being situated a few steps from the moors so the walks are always a joy"



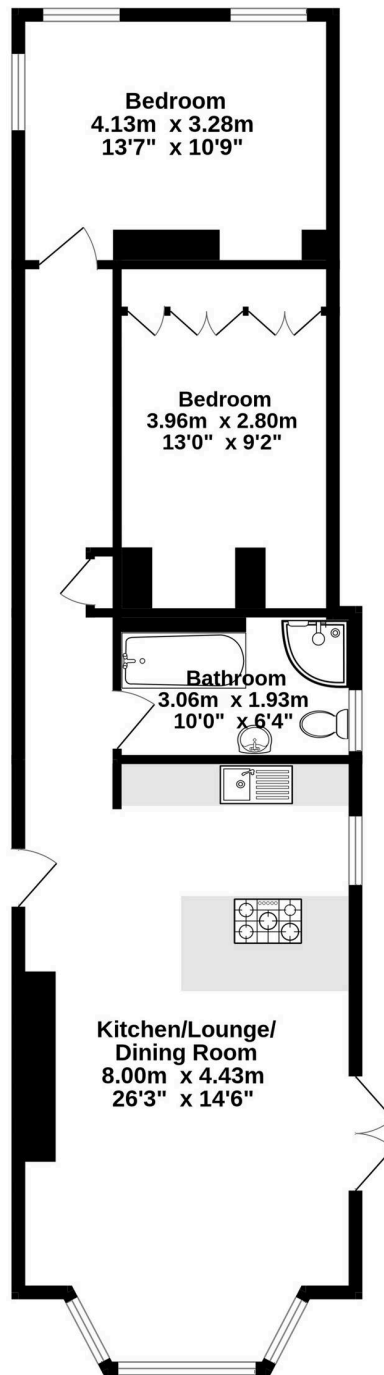


#### STEP INSIDE:

Entering through the beautiful wooden entrance doors, you step into a grand, spacious communal entrance hall adorned with feature tiled and wooden flooring with elegant wooden panelling. A sweeping staircase provides access to the two apartments above and a telephone entry system provides extra security when greeting visitors through the main entrance. Your own private front door leads into an open-plan living space, where plenty of light floods in from the bay window at the front. The current owners have placed a dining table and chairs here, creating a lovely spot for meal times. The living area offers ample space for seating and furniture, and a door to the side provides access to the garden. Additional storage next to the fire recess keeps everything organized. The sleek, modern, matt-finish kitchen combines functionality with style. It is equipped with a built-in tall fridge, undercounter freezer, washer/dryer and dishwasher, ensuring ample storage and convenience. The large induction hob, paired with a downdraft extractor to the side and a single electric oven, makes cooking a pleasure. The granite square-edge worktops add a touch of elegance to the space. The hallway leads to the bathroom and on to the two double bedrooms. The larger of the two features dual-aspect windows, providing ample light, while the second bedroom includes a fitted wardrobe for added convenience. The modern bathroom is a sanctuary of relaxation. It features a luxurious bath with a corner shower unit, a mixer shower, and a waterfall shower overhead, offering a spa-like experience. The bath also includes a waterfall mixer tap, adding to the sense of luxury. The WC and wash hand basin with storage below provide practicality and an obscure double-glazed window to the side allows natural light while maintaining privacy.



Ground Floor  
71.8 sq.m. (772 sq.ft.) approx.



**TOTAL FLOOR AREA : 71.8 sq.m. (772 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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