

Flat 2 Brimley Court, Brimley Road, Bovey Tracey - TQ13 9DH

£335,000 Share of Freehold

A beautifully modernised Victorian ground floor apartment in Bovey Tracey, offering two double bedrooms, a private garden, sun room, and garage—all set in a peaceful yet convenient location.

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🏠 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

EPC Rating: D / Tenure: Leasehold

Local Authority: Teignbridge District Council

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

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating

Leasehold: 957 Years Remaining.

Service/Maintenance and Ground Rent charge: £2663.13 p.a. (including budlings insurance.)

ROOM MEASUREMENTS:

Lounge/Diner: 17'4" x 16'1" (5.29m x 4.91m)

Kitchen: 13'1" x 8'4" (4.22m x 2.54m)

Conservatory: 16'1" x 6'11" (4.91m x 2.11m)

Bedroom: 13'1" x 12'2" (4.00m x 3.70m)

Bedroom: 16'1" x 13'1" (4.91m x 4.22m)

Bathroom: 9'9" x 7'3" (2.98m x 2.20m)

Garage: 15'7" x 9'7" (4.76m x 2.92m)

AGENTS INSIGHT:

"This charming ground floor apartment perfectly balances period elegance with modern comfort—ideal for buyers seeking character, private outdoor space, and a quiet setting just moments from the heart of Bovey Tracey."



STEP OUTSIDE:

This beautifully maintained and peaceful private garden is ideal for relaxing or entertaining. The enclosed outdoor space features a well-kept lawn, mature planted borders that provide year-round colour and privacy, and a charming pond. A generous patio area offers the perfect setting for a morning coffee, or simply unwinding in the sunshine. A storage shed provides additional space for gardening tools. A rear gate leads directly to a gravel courtyard. From here, you'll find access to the property's private garage, complete with a built-in workbench, an space ideal for storage. There is also ample shared parking available on the gravel driveway.



LOCATION:

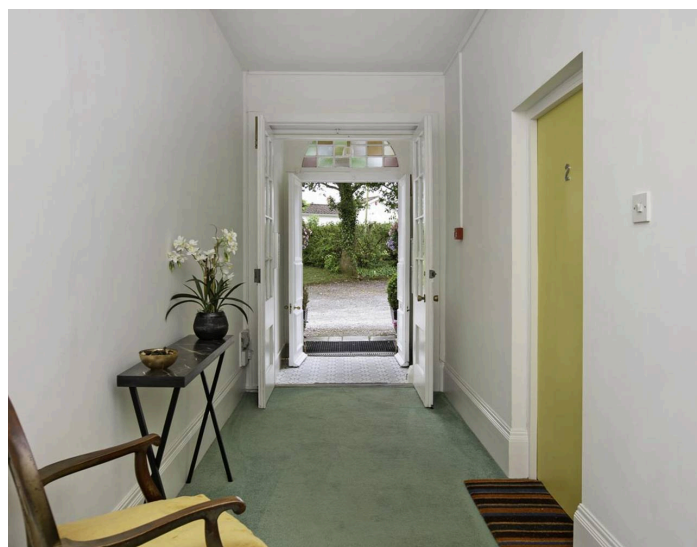
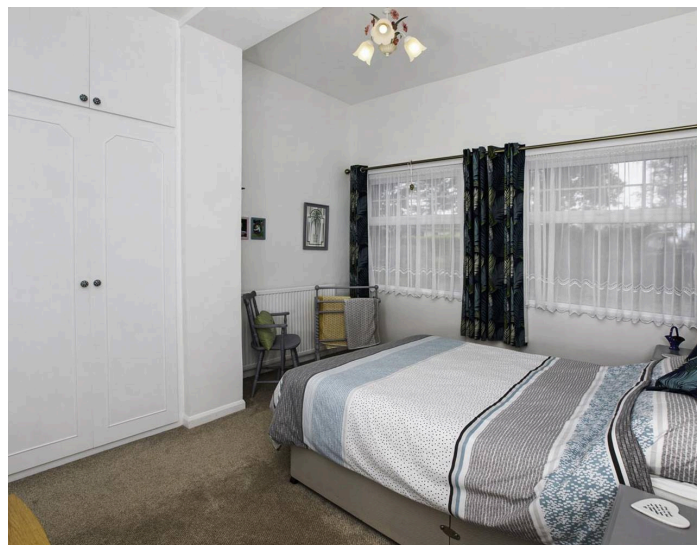
This apartment is on the first floor of Brimley Court, a well cared for Victorian building, forming eight apartments. The property is a five minute drive from Bovey Tracey town centre. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health 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 30 mins driving distance.



STEP INSIDE:

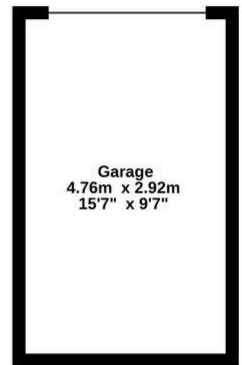
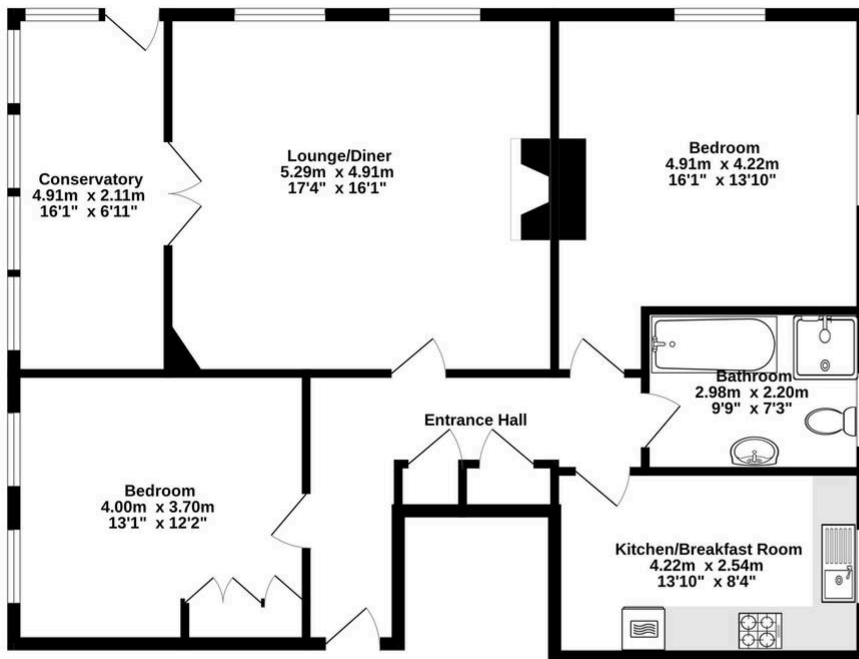
This beautifully decorated two double bedroom ground floor apartment is set within Brimley Court—a handsome Victorian building converted into just eight homes. The property offers a wonderful blend of period charm and modern comfort, with generous proportions, high ceilings, and original features throughout. You are greeted by a private entrance via the conservatory or the communal entrance via the main door. Inside, the living room is bright and spacious, filled with natural light from two windows overlooking the gorgeous garden. A stunning original fireplace with a gas fire, timber surround and granite hearth creates a lovely focal point.

The kitchen is both practical and stylish, with shaker cabinets, ample worktop space, integrated oven and hob, and space for a fridge/freezer, washing machine, and slimline dishwasher. A modern combi boiler provides efficient gas central heating and hot water. There are two well-sized double bedrooms, both offering built-in wardrobes and plenty of light. The bathroom features a recently modernised, clean suite with a bath, a separate shower, WC, and a vanity basin with tasteful tiling. Completing the interior is a beautiful conservatory with wood-effect flooring—perfect as a sunroom, reading nook, or second sitting area.



Ground Floor
95.5 sq.m. (1028 sq.ft.) approx.

Garage
13.9 sq.m. (150 sq.ft.) approx.



TOTAL FLOOR AREA : 109.4 sq.m. (1178 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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