



10 Station Court, Bovey Tracey - TQ13 9GA

£290,000 Freehold

Within minutes' level walk of Bovey Tracey's vibrant centre and scenic National Trust Parke, this home offers comfortable living with countryside walks and local amenities nearby. ****CHAIN FREE****

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Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 4.55m x 3.66m (14'11" x 12'0")

Kitchen/Diner: 4.55m x 3.81m (14'11" x 12'6")

Bedroom: 4.55m x 3.80m (14'11" x 12'6")

Bedroom: 3.10m x 2.47m (10'2" x 8'1")

Bedroom: 4.47m x 3.53m (14'8" x 11'7")

En-suite: 1.95m x 1.67m (6'5" x 5'6")

Bathroom: 2.05m x 1.91m (6'9" x 6'3")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2498.94 2025/26)

EPC Rating: C

Tenure: Freehold

AGENTS INSIGHT:

"Set in a highly sought-after location, this modern home offers the best of both town and countryside. You're just a few minutes' level walk from the vibrant heart of Bovey Tracey, and only a short stroll to the beautiful National Trust Parke for riverside walks and open green space. The property combines convenience, comfort and a fantastic lifestyle right on the doorstep."



STEP OUTSIDE:

At the front of the property there's a practical area for storing bins or outdoor items, helping keep the approach tidy. The rear garden is accessed through the lounge's patio doors and offers a paved area that's perfect for outdoor seating and summer dining, along with a smaller, low-maintenance stoned section which can be used for storage or transformed into extra outdoor space. A rear gate provides convenient access to the allocated parking space located directly behind the garden, as well as six visitor parking spaces for friends and family. The garden's layout makes it easy to enjoy both relaxation and practicality with minimal upkeep.



LOCATION:

This property is situated within easy walking distance to the town centre or the National Trust Parke. 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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.





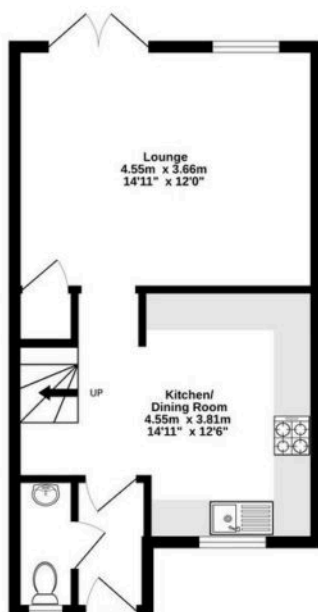
STEP INSIDE:

As you step into this welcoming home, a convenient downstairs WC with a wash basin sits just to the left of the hallway. The entrance hall offers space for a coat stand and shoe rack, creating a neat and organised first impression. Straight ahead lies the modern kitchen/breakfast room, which is very practical, equipped with a built-in oven and hob, dishwasher, washing machine, and space for a freestanding fridge-freezer. Its contemporary style and fairly new fittings make it a functional heart of the home for cooking and casual dining. Flowing from the kitchen is the generous lounge, an inviting space perfect for both family living and entertaining guests. The room benefits from an understairs cupboard—ideal for tucking away cleaning supplies and household essentials—and patio doors that open onto the garden, allowing natural light to flood in throughout the day and offering a seamless connection between indoors and out.

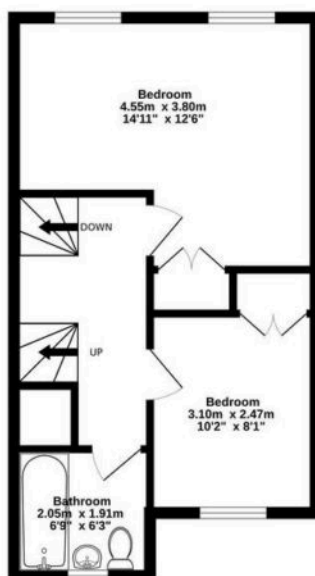
Heading upstairs to the first floor, you'll find a bright and well-proportioned double bedroom complete with a built-in wardrobe. A second bedroom—also with a built-in wardrobe—makes a great guest room or home office. The main bathroom on this floor is neatly presented, featuring a WC, wash basin, and a bath with an overhead shower. A further staircase leads up to the top floor, home to the property's impressive main bedroom suite. This spacious double room includes a walk-in wardrobe, a handy eaves cupboard for additional storage, and a private en-suite shower room with a WC and wash basin.



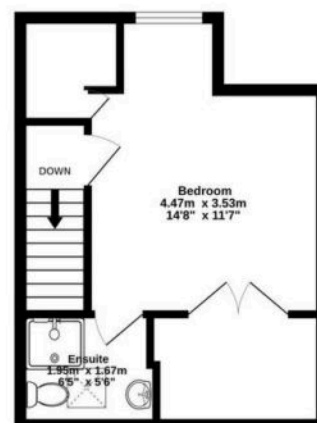
Ground Floor
35.9 sq.m. (387 sq.ft.) approx.



1st Floor
35.9 sq.m. (386 sq.ft.) approx.



2nd Floor
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 98.0 sq.m. (1055 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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