



60 Fore Street

Bovey Tracey, Devon, TQ13 9AE



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Guide Price of £279,000

An opportunity to purchase a fabulous and deceptively spacious Victorian property which offers a large open plan living-dining room with many character features, two double bedrooms, an extremely useful office/studio and an attractive rear garden. The property is also conveniently located for the local shops and amenities in the heart of the town of Bovey Tracey.

- Spacious fitted kitchen
- Open plan living/dining room
- Woodburning stove
- Two double bedrooms
- Conservatory
- Office/studio
- Attractive rear garden
- Close to local amenities, schools and shops

Exeter 17.5 miles approx., Newton Abbot 5.8 miles approx., Chudleigh 4.8 miles approx., Ashburton 8 miles approx., Teignmouth 11.3 miles approx., Shaldon 11.3 miles approx., Dawlish 17.7 miles approx., (London Paddington via Newton Abbot train station approx. 2.30 hours).

Situation

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Accommodation

The property is a very well presented home with stylish décor throughout and feels warm and welcoming. An entrance hallway leads into a hall with a staircase to the first floor and a door into a wonderful open-plan living/dining room. There are two fireplaces, one fitted with a woodburning stove making a nice feature and focal point for the room. There is plenty of space for a dining table and seating, ideal for any occasion. A conservatory makes a great additional space, perhaps as an office or garden room and has its own door to the garden. The galley style kitchen is a good size with plenty of worktop space in solid oak, and a range of fitted units providing ample cupboard space. It has a butler sink with a mixer tap, oven with gas hob, floor space for an upright fridge/freezer, space with plumbing beneath the worktops for a washing machine and dishwasher, a condensing combi-boiler, hidden in a cupboard, provides the central heating and hot water on demand, and there are French doors to the rear garden. Upstairs, there are two light and airy bedrooms, both double sized, the master with a feature fireplace and wardrobes built into the recesses on either side of the chimney breast. A bathroom off the half-landing has a modern suite comprising of a bath with a shower attachment, a separate drench shower, a pedestal basin and a WC.



Outside

The enclosed rear garden is surprisingly generous size and is split-level and fully enclosed. French doors from the kitchen lead out onto a terrace and an attractive courtyard style garden. Steps lead up to a raised terrace of timber decking with a wooden balustrade, making a great outside space for entertaining. There is also a large timber outbuilding that has lights and power and is insulated, perfect as an office, studio or home gym.

Tenure

Freehold.

Council Tax

Band C.

Services

Mains electric, mains gas central heating. Mains water and drainage.

Energy Performance Certificate

Energy rating D.

Local Authority

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX. Dartmoor Park Authority, Parke, Bovey Tracey, Newton Abbot TQ13 9JQ.

Directions

From the bottom of Fore Street, continue up the hill, passing Tesco on the right and the property can be found a little further up on the left hand side.

What3Words: <https://w3w.co/rant.self.bluff>



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area = 88.3 sq m / 950 sq ft

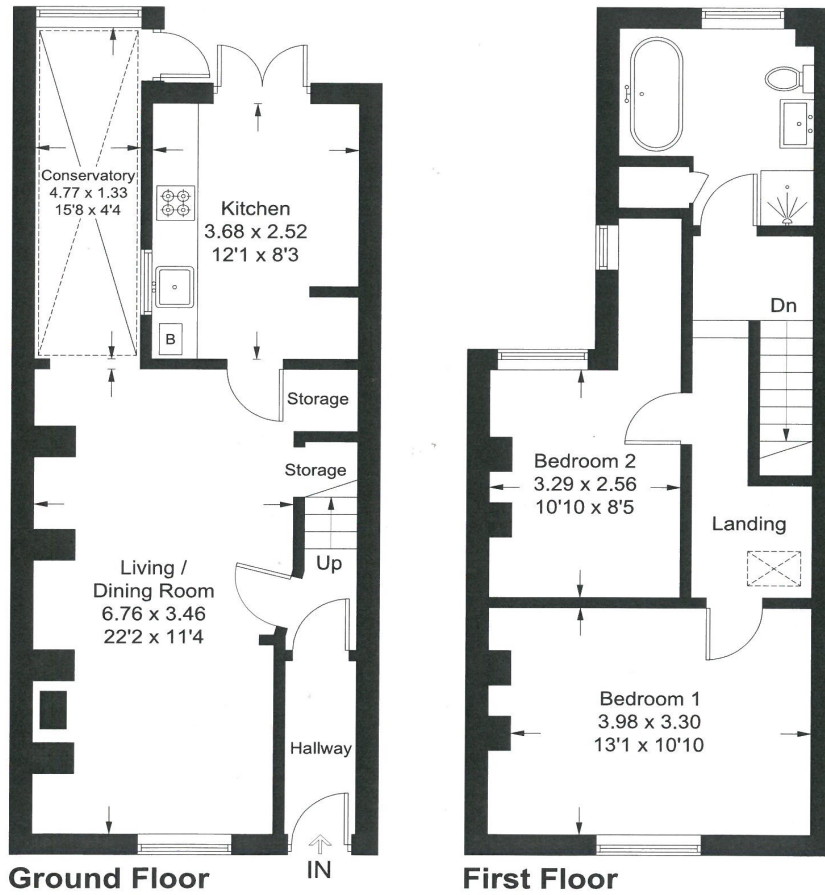


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099204)



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