

SIMPLY GREEN

Fountain Court,
Bovey Tracey



This is a well presented and recently modernised terraced maisonette, in a popular location in Bovey Tracey.

The accommodation comprises 2 double bedrooms, lounge/diner, refitted kitchen and refitted bathroom. The current vendors have also recently installed a brand new energy saving electric heating system and water tank. Private parking can be found under the main dwelling.

Viewing is highly recommended.

The town of Bovey Tracey offers a wide range of amenities including shops, a supermarket, a primary school, further education facilities, a swimming pool, various sports clubs and parks. Newton Abbot is approximately 5 miles away offering a mainline railway station to London Paddington and the A38 dual carriageway to Exeter and Plymouth is approximately 2 miles away.

Accommodation

External lighting with canopy porch and a newly installed obscure glazed door flowing through to the entrance hallway with a staircase rising to the first floor and understairs cupboard. The current vendor has also recently installed engineered wooden flooring which flows through the hallway, living room and the re-fitted modern kitchen.

The accommodation continues from the entrance hallway through an opening to a recently refitted, modern kitchen providing a glazed sash window, single drainer, sink bowl sink inset with attractive worktops, part tiled walls and a range of modern matching base cupboards, drawers and fitted matching cupboards. Integrated appliances include a four ring induction hob with a contemporary modern extractor hood above, an integrated stainless steel oven below, a washing machine and a fridge/freezer.

The living room is a generously sized open space with windows to the front aspect and offering enough space for a table and chairs to entertain the family and friends.

First floor accommodation

Landing with access to the loft space and a built-in cupboard housing the recently installed water cylinder with a fitted shelf. The property has two double bedrooms. The master bedroom has a bay glazed window to the front aspect and a wall mounted contemporary fitted radiator.

The second double bedroom is found to the rear of the property with a glazed sash window, benefitting views across the town of Bovey Tracey and out towards Dartmoor.

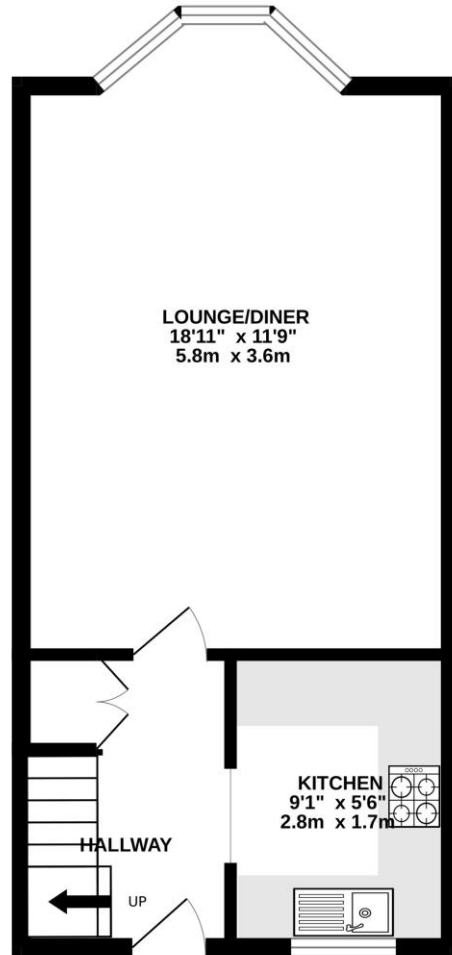
The accommodation concludes with a refitted modern family bathroom providing a panelled bath with shower over, part tiled walls, a vanity unit with wash hand basin and drawers below and a wall mounted mirror fronted bathroom cabinet above, WC, extractor fan and wall mounted heated towel rail.



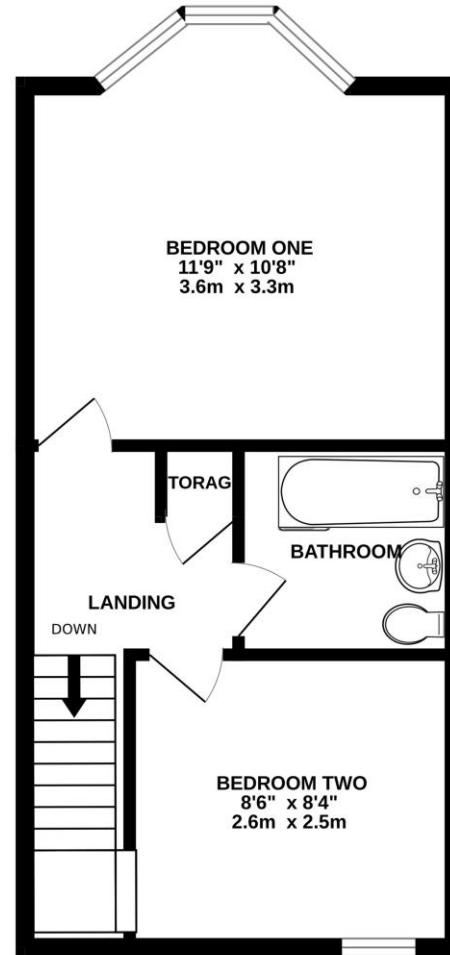


Floorplan

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) 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.

Made with Metropix ©2024

Outside

The property is approached on a paved path leading to the front door with bordering wooden fencing. There are lovely views towards Dartmoor and across Bovey Tracey town with external lighting. Private parking - A private car park which is found underneath the main dwelling.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

Mains Electricity. Mains Water. Mains Drainage.

Local Authority

Teignbridge District Council

Leasehold

199 years from March 1991

Ground Rent £100.00 Per year

Service Charge £1,032.18 Per year

Agents Note

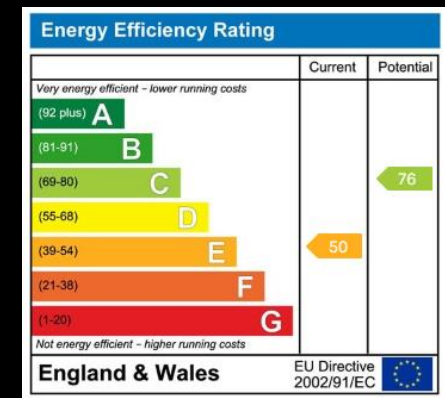
Pets are permitted with permission of the freeholder.

TENURE: Leasehold – 166 years remaining
COUNCIL TAX BAND B

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



88 Queen Street
Newton Abbot
Devon
TQ12 2ET