



16 Station Court

Bovey Tracey, TQ13 9NP

RENDELLS

16 Station Court, Bovey Tracey, TQ13 9NP

Guide Price £310,000

A modern and spacious three bedroom town house arranged over three floors and situated within walking distance to the town centre, the property offers well presented family accommodation with a kitchen/breakfast room, down stairs cloakroom and WC, master with en suite and double glazing, The property also offers a enclosed rear garden, garage and off road parking.

Accommodation:

Entrance Hall:

Part glazed front door leading into the entrance hall. There is a door leading into the garage and a door leading into the kitchen/breakfast room.

Kitchen/ Breakfast Room:

A fitted kitchen comprising of base and wall mounted units, built in single oven with four a ring gas hob, overhead extractor fan, ceiling downlighter and dual aspect to the side and rear. There is also a door giving access to the rear garden. The kitchen also offers room for a table and chairs.

Cloakroom:

The cloakroom offers a low level WC, wash hand basin and a glazed window to the rear.

Living Room :

This room offers a dual aspect along with a door opening onto a Juliet balcony. There is also a feature fireplace with an electric fire.

Bedroom one:

This room is located on the second floor. There is an aspect to the front and a built in storage cupboard. There is also the added benefit of an En-suite.

En-suite:

The En-suite comprises of a shower cubical with shower, low level WC and wash hand basin.

Bedroom Two:

This room offers a dual aspect to the side and rear along with built in wardrobes.

Bedroom one:

A spacious bedroom with a double glazed window to the front aspect a fireplace with a wood burner.

Bedroom Three:

Aspect to the rear along with a built in cupboard.

Bathroom:

The bathroom offers a suit comprising of a panelled bath with shower attachment, low level WC and pedestal wash hand basin. There is also a glazed window to the side.

Outside:

To the front of the house there is a driveway providing parking and access to a single integral garage with up and over door. To the rear of the property there is an enclosed gravelled garden along with a stone slabbed path and seating area.

Services: Mains electric, mains gas and mains water and sewerage

Local and Planning Authority: Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax: D

Energy Performance Certificate: D

Tenure:

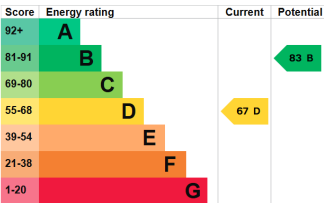
The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

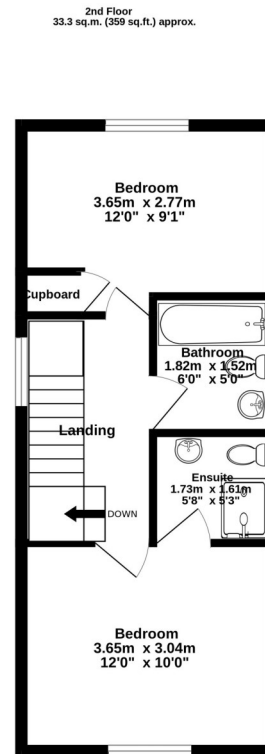
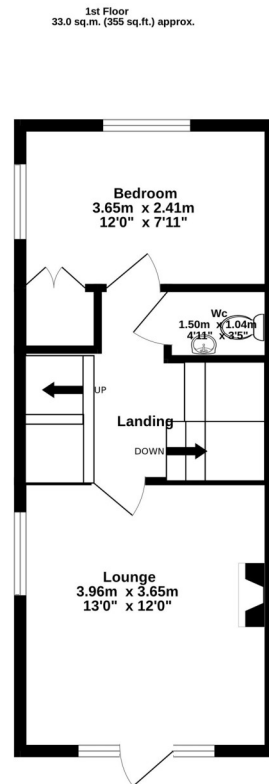
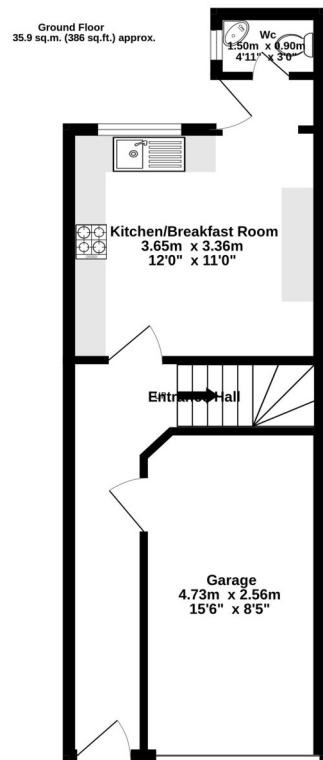
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.







Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

13 Market Street, Newton Abbot, Devon, TQ12 2RL

Tel: 01626 353881

E-mail: newtonabbot@rendells.co.uk www.rendells.co.uk

