



**16 East Street,
Bovey Tracey, TQ13 9EJ**

Established

RENDELLS

1816

16 East Street

Bovey Tracey, TQ13 9EJ

Guide Price £430,000

A spacious five bedroom Victorian property situated within the heart of the popular town of Bovey Tracey. The house is divided over three floors and also enjoys a large tiered garden to the rear with far reaching views.

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

Ground Floor

The solid wood front door leads into the entrance hall. A further door leads into the main hallway with an ornate stained glass surround and ornate tiled flooring. A staircase rises to the 1st floor and further doors lead into the main reception rooms and kitchen.

The living room offers a bay window to the front aspect, exposed timber flooring and a gas fuelled log burner fireplace with wood mantle and surround. The dining room/study offers a glazed sash window overlooking the rear courtyard.

The kitchen/breakfast room is of a good size and offers a fitted kitchen with sink unit, worktop and space for various appliances. There is also space for a large breakfast table and chairs. Two glazed windows overlooking the rear and a patio door giving access to the courtyard. A further door leads into a utility/cloakroom with a built in sink unit, plumbing for a washing machine and a separate cloakroom with WC.

First Floor

From the ground floor a staircase rises to a spacious landing with doors leading into three bedrooms a shower room, large bathroom and rear lobby.

Bedroom one offers an aspect to the rear garden and an attractive Victorian fireplace and surround.

Bedroom two and three both enjoy aspects to the front with some far reaching views and original fireplaces.

The shower room offers a walk-in shower with plumbed shower and low level WC. The rear lobby offers a staircase to the second floor and a door into the bathroom. The bathroom offers a panelled bath with plumbed shower, pedestal wash hand basin and low level WC. There is also a large built in airing cupboard housing a gas fired boiler and door opening to the rear garden. There are solar panels on the roof supplying a good proportion of the hot water.

Second Floor

The second floor offers a landing with two cupboards offering storage and a glazed window looking out to the rear. The two bedrooms on the 2nd floor offer further built-in storage cupboards and aspect to the front with far reaching views.

Outside

The rear garden is a particular feature of this property and benefits from a courtyard leading out from the kitchen and with steps leading up to a tiered garden. The garden currently offers a wide variety of bushed and shrubs and leads up to an area of level garden enjoying far reaching views across Bovey Tracey and beyond.



Services:

The property is supplied by mains electricity, mains gas fired central heating and mains water. Solar powered hot water supply.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council tax band: D

Energy Performance Certificate: E

Tenure: The property is freehold.

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.

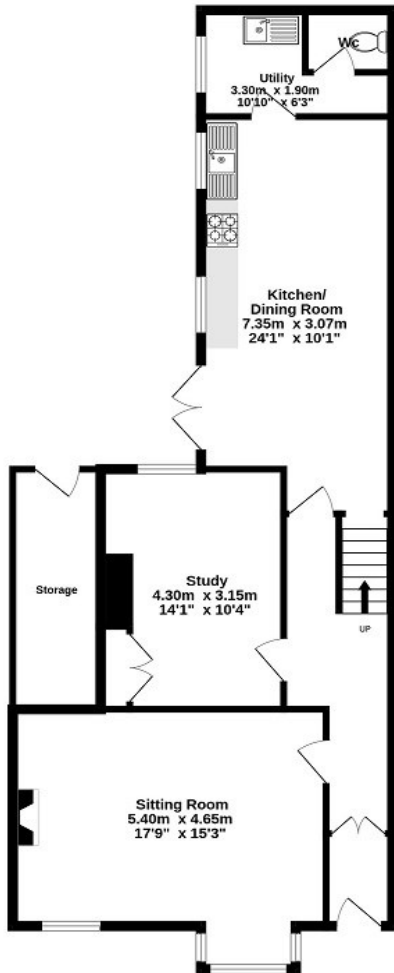
Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

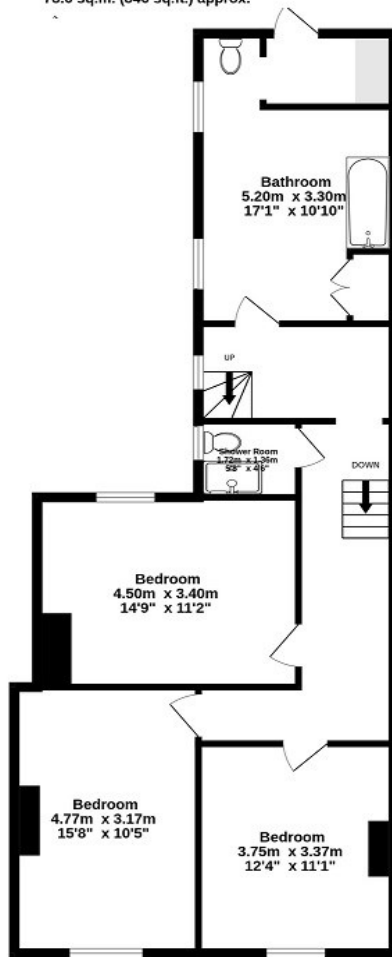
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



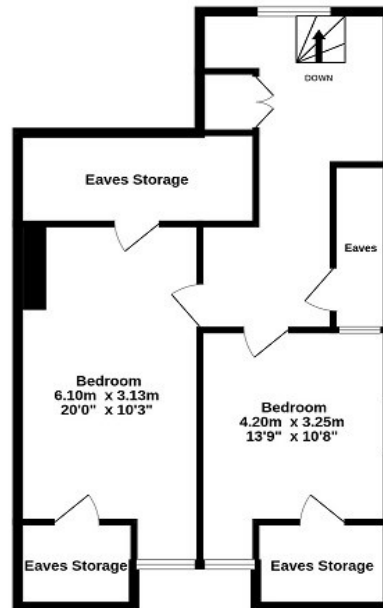
Ground Floor
80.9 sq.m. (871 sq.ft.) approx.



1st Floor
78.6 sq.m. (846 sq.ft.) approx.



2nd Floor
59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA : 218.5 sq.m. (2352 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.

Made with Metropix ©2025



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

RENDELLS