



**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.

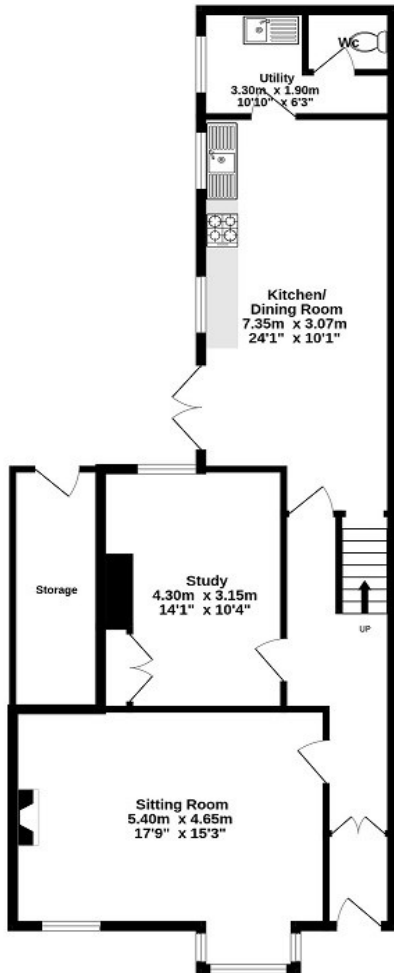
**Viewings**

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

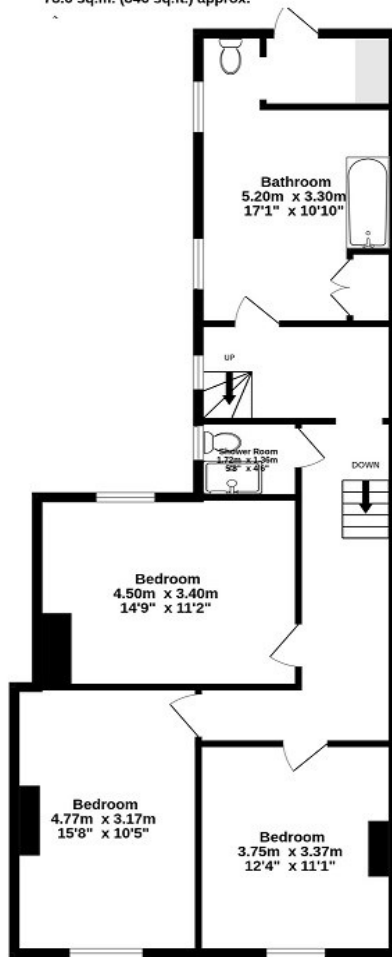
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E 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



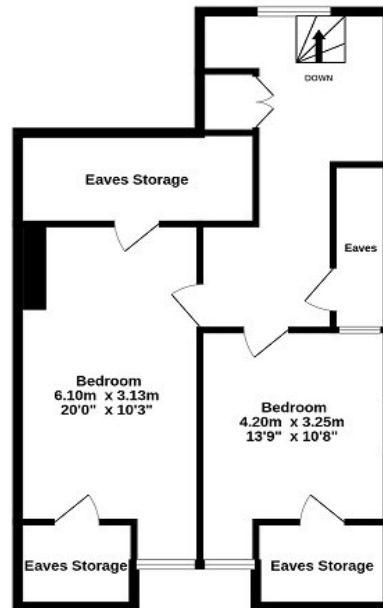
Ground Floor  
80.9 sq.m. (871 sq.ft.) approx.



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.

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