

**SAMPLE  
MILLS**



**Dartmoor Court  
Bovey Tracey  
Newton Abbot  
Devon**

**£175,000**  
LEASEHOLD





## Dartmoor Court, Bovey Tracey, Newton Abbot, Devon

**£175,000 leasehold**

A spacious 2 bedroom ground floor flat conveniently located in the heart of Bovey Tracey with easy access to all local amenities including bus route to Exeter and Newton Abbot, shops, doctors, dentist, vets, churches, restaurants and public houses. Dartmoor is also just a short drive away. For convenience, there is a new Lidl supermarket not far away together with an Asda and M and S Food Hall at the local fuel stations.



Bovey Tracey combines a traditional market-town atmosphere with strong links to outdoor recreation and arts. It is approximately 10 miles south-west of Exeter and is regarded as one of the most attractive 'gateways' into Dartmoor.

The internal accommodation comprises entrance hall, open plan lounge/kitchen area with integrated dishwasher, built-in gas hob and electric oven, 2 double bedrooms, master en-suite shower room plus a separate bathroom.

Further benefits include double glazing, heating, designated parking and garden.



### Communal Entrance

Door opening through to:

### Entrance Hall

Intercom system. Laminate flooring. Single panelled radiator. Door opening through to:

### Open Plan Living Room/Kitchen - 6.00m x 4.40m (19'8" x 14'5")

Living Room Area

Radiator. Double glazed sash bay window looking over the front. TV point. Double glazed sash window to side. Wall light points.

### Kitchen Area

Inset stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Integrated dishwasher. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for fridge and freezer. Worktop surface areas. Partly tiled walls. Laminate flooring. Inset spotlights. Telephone point.

### Bedroom 1 - 4.24m x 3.60m (13'11" x 11'10")

Radiator. Double glazed window to front. Double glazed double doors to outside. Door to:

### En-Suite

Tiled shower cubicle with fitted shower. Pedestal wash-hand basin. Low level w/c. Partly tiled walls. Strip light/shaver point. Double glazed window. Extractor fan.

### Bedroom 2 - 3.60m x 2.78m (11'10" x 9'1")

Double panelled radiator. Telephone point. Double glazed sash windows to two aspects.

### Bathroom

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Radiator. Partly tiled walls. Extractor fan. Strip light/shaver point.

### Outside

There is an enclosed walled in area laid to gravel with a gate providing access back to the road. There is also designated parking.

### Agent's Note

Council Tax Band: 'B' £2058.82 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: High

Tenure: Leasehold

Length of Lease: 999 years from 2012

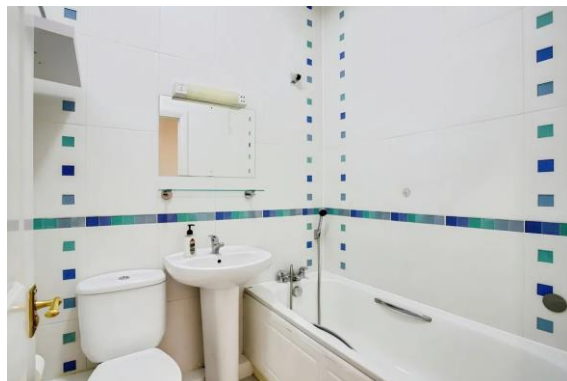
Maintenance Charge: £65.00 per month

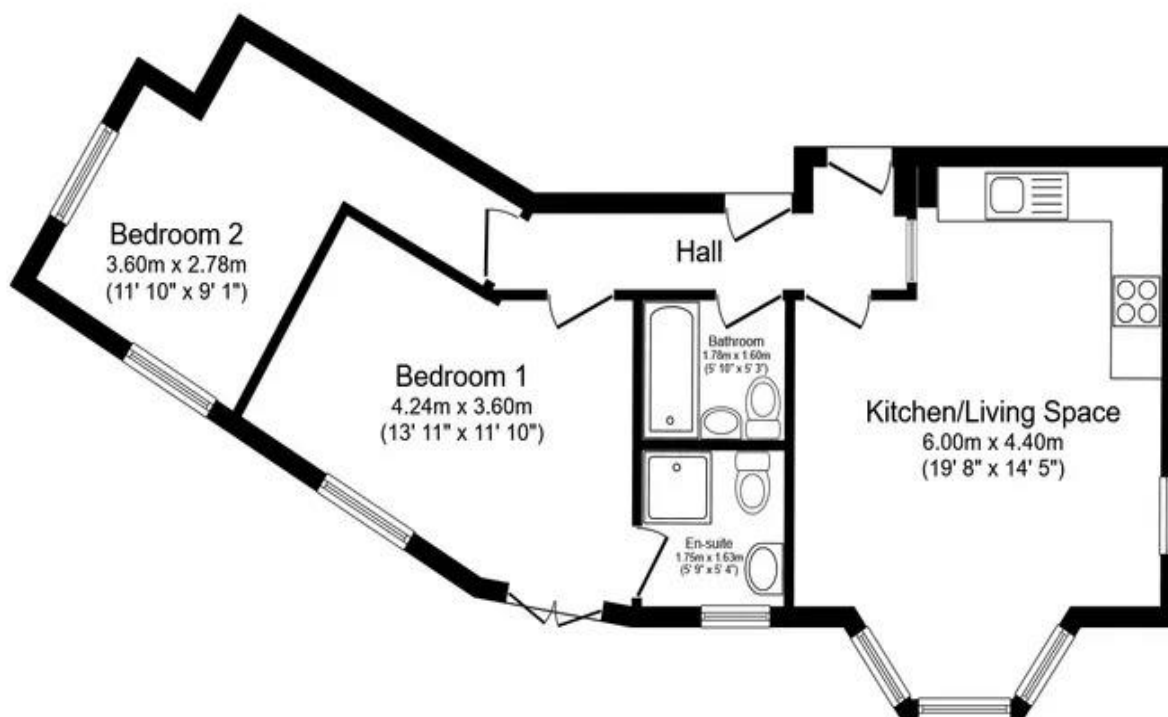
### Directions

Head towards Market Street. Continue on Highweek Street to Coombeshead Road. Turn left onto Highweek Street. Continue onto Exeter Road/A382. At the roundabout, turn left onto Ashburton Road/A383. Drive along Pitt Hill Road and Ringslade Road. Turn right onto Coombeshead Road. Continue straight onto Pitt Hill Road. Turn right onto Highweek Village. Turn left onto Ringslade Road. Follow A382 to Dartmoor Court in Bovey Tracey. At the roundabout, turn left. Continue onto Bovey Tracey Road/A382. Continue to follow A382. At the roundabout, take the 3rd exit and stay on A382. At the roundabout, take the 3rd exit onto Newton Road. At the roundabout, take the 3rd exit onto Station Road. Turn right onto Dartmoor Court. Destination will be on the left.

### DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.





Floor Plan

Total floor area: 57.4 sq.m. (617 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.