



This charming, end of terrace cottage offers deceptive, spacious accommodation, comprising of living room housing a feature fireplace and a modern fitted kitchen. To the first floor there are two bedrooms. Externally the property boasts tiered gardens with the top tier benefitting from panoramic views across Bovey Tracey and the surrounding countryside. NO ONWARD CHAIN.

25 Mary Street | Bovey Tracey | TQ13 9HE





PROPERTY TYPE

End Terrace Cottage



SIZE

763 sq ft



LOCATION

Bovey Tracey



AGE

Victorian (1837 - 1901)



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

54 E



COUNCIL TAX BAND

B



### in a nutshell...

- Two-bedroom end terrace cottage
- Bright living room
- Dining room with built-in storage
- Fitted kitchen
- First-floor bathroom
- Utility room
- Three-tiered terraced rear garden
- Elevated views towards Dartmoor
- NO ONWARD CHAIN
- Bovey Tracey







## the details...

This charming two-bedroom property offers well-proportioned accommodation arranged over two floors and is offered to the market with no onward chain. The ground floor features a bright living room with an attractive focal fireplace, opening through to the dining room. The dining room benefits from an open staircase and excellent built-in storage. To the rear is a fitted kitchen with oven, gas hob with extractor, fridge and freezer, sandstone-effect splashbacks, and rear access.

To the first floor, the landing provides access to all rooms and loft space. The bathroom is fitted with a white suite comprising a bath with shower attachment, WC and wash hand basin. Off the bathroom an additional useful room with space to house washing machine and tumble dryer along with access to the garden. Two bedrooms are located on this floor, with the main bedroom enjoying views over towards the moors, and the second bedroom positioned to the rear.

The rear garden can be accessed internally via the bathroom or externally from the kitchen and is arranged over three levels. The lower terrace offers a paved patio with perspex roof, leading to a lawned terrace above, the upper of which benefits from a patio and superb elevated views towards Dartmoor. There is a useful covered outside storage area suitable for bikes etc to the rear of the kitchen. The garden is enclosed by stone walling, timber fencing and mature hedging, providing a good degree of privacy.

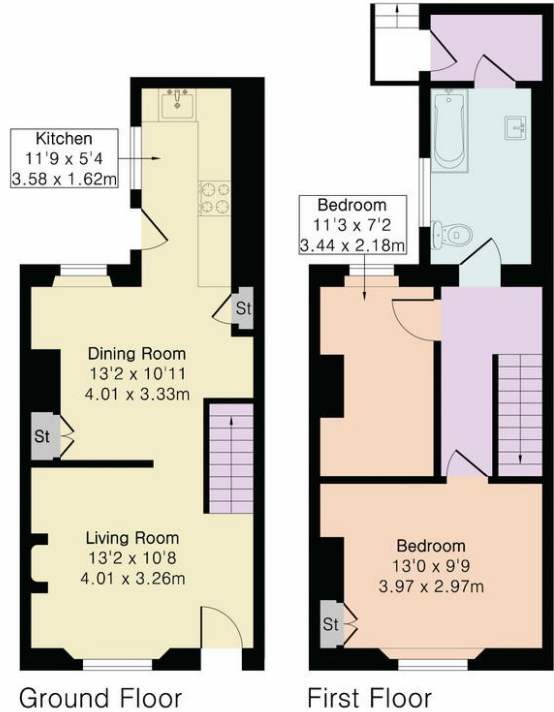


the floorplan...

Approximate Gross Internal Area 763 sq ft - 71 sq m

Ground Floor Area 367 sq ft – 34 sq m

First Floor Area 396 sq ft – 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinic, primary school, library with community centre, arts and craft centre, 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.

## Shopping

Late night pint of milk: Tesco 0.1 mile

Town centre: Bovey Tracey 0.1 mile

Supermarket: Lidl 0.9 miles

## Relaxing

Beach: Teignmouth 10.8 miles

Park: Mill Marsh Park 0.7 mile

## Travel

Bus stop: (East Street) 0.2 mile

Train station: Newton Abbot 7.3 miles

Airport: Exeter 17.8 miles

## Schools

Bovey Tracey Primary School: 0.2 mile

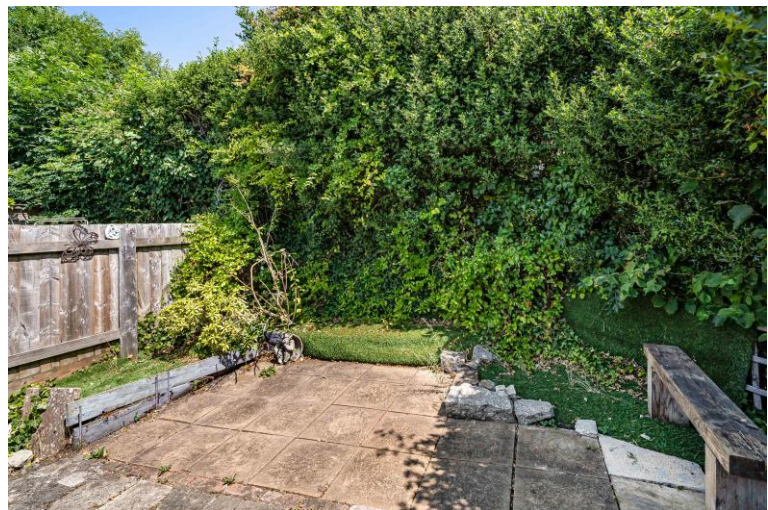
South Dartmoor Community College: 7.8 miles

Stover: 4.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9HE**

## how to get there...

From the Complete Office in Bovey Tracey continue up Fore Street, taking the third exit on the left by the Town Hall into Mary Street. The property can be found on your right hand side, before Mary Street car park.







Need a more complete  
picture? Get in touch with  
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