



**Connells**

Mary Street  
Bovey Tracey Newton Abbot

Mary Street  
Bovey Tracey Newton Abbot TQ13 9HQ

for sale offers in the region of  
**£200,000**



### Property Description

Well presented easy living home for first time buyers or downsizers. The cottage is finished to a high standard with a wealth of interesting original features.

Stepping inside, the property evokes cosy, cottage style living with a feature wood burner ideal for cosy evenings, and a well appointed modern kitchen offers functionality and a family bathroom completes the ground floor. Two bedrooms are located on the first floor.

Nestled in the heart of Bovey Tracey - a historic Devon market town, it offers a peaceful blend of community charm and countryside access. Bovey Tracey's local shops, pubs, primary school, health centre and recreational spots are all within walking distance as well as there being easy access to Dartmoor National Park.

### Front Of The Property

Shared passageway where 73 is on the right with a solid oak door, opening into the living room.

### Lounge

22' 1" x 11' 2" ( 6.73m x 3.40m )

With many original features, deep inglenook window seat, original fireplace and wood burning stove with original oak beam.

### Kitchen

11' 8" x 10' 4" ( 3.56m x 3.15m )

High standard fully fitted kitchen with solid beech worktops and window which looks out to storage space with steps leading to parapet opening with established sitting area.

### Bathroom

Traditional bathroom with deep bath & shower which runs off combi boiler.



## First Floor

Below a wide staircase there is a window at the bottom to the side.

## Bedroom One

16' 2" x 8' 2" ( 4.93m x 2.49m )

Light relaxing room, with front and rear aspect windows, and original fitted shelving.

## Bedroom Two

9' 3" x 5' 7" ( 2.82m x 1.70m )

Light room with window to rear aspect, fitted storage cupboard with potential for study or children's room.

## Outside Space

Private storage area with steps to sitting area.

## Agents Note

There is a easement on the title. The property lies within a Conservation Area, we understand there is an area of flying freehold.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01626 365 064**  
**E [newtonabbot@connells.co.uk](mailto:newtonabbot@connells.co.uk)**

4 Bank Street  
 NEWTON ABBOT TQ12 2JW

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/NAB313276](http://connells.co.uk/Property/NAB313276)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: NAB313276 - 0009