



A beautifully presented and well maintained two double bedroom ground floor apartment, offered to the market with the significant advantage of no onward chain and benefiting from allocated parking.

Flat 1 | Cardew House | Bovey Tracey | TQ13 9GR

complete.

thoroughly good property agents



PROPERTY TYPE

Ground Floor Apartment



SIZE

657 sq ft



LOCATION

Bovey Tracey



AGE

2012



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

NA



EPC RATING

79 C



COUNCIL TAX BAND

B



in a nutshell...

- Ground Floor Apartment
- Principle Bedroom with Fitted Wardrobes
- Second Double Bedroom
- Open Plan Living
- Modern Walk in Wet Room
- Immaculately Presented
- Allocated Parking
- Leasehold
- NO ONWARD CHAIN
- Bovey Tracey



the details...

Accessed via a secure communal entrance, the apartment enjoys the convenience of a ground floor position, with the front door located directly off the communal hallway. The property offers light-filled and spacious accommodation throughout, finished in a tasteful neutral décor creating a welcoming home that is ready to move straight into.

The accommodation comprises an entrance hall with useful storage, leading through to a generous open-plan kitchen/living area, providing a versatile space for both relaxing and entertaining. The modern fitted kitchen has been thoughtfully designed with a range of contemporary wall and base units, generous worktop space and a comprehensive selection of integrated appliances including a fridge freezer, slimline dishwasher, washing machine, electric oven and electric hob.

Both bedrooms are excellent double rooms, offering comfortable and well-proportioned accommodation. The principal bedroom further benefits from a comprehensive range of built-in wardrobes. Completing the accommodation is a stylish and contemporary walk-in wet room, thoughtfully designed with modern fittings and a practical low maintenance finish.

Externally, the property enjoys the benefit of one allocated parking space, together with well-maintained communal grounds. This immaculate apartment would make an ideal first-time purchase, investment opportunity or low-maintenance home for those looking to downsize, whilst being offered to the market with the added benefit of no onward chain, allowing for a straightforward move.

Approximate Gross Internal Area 657 sq ft - 61 sq m



Ground Floor



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 shown is for initial guidance only and should not be relied on as a basis of valuation.

complete.

Service Charge - £2478.32PA

Ground Rent - £250PA

Leasehold – 110 years



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches.

Shopping

Late night pink of milk: Asda Garage, end of the road

Town Centre: Bovey Tracey 1.6 miles

Supermarket: Lidl 0.8 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11.4 miles

Park: Bovey Tracey 0.5 miles - Inc swimming pool, playground, tennis and cricket

Golf: Stover 2.1 miles

Travel

Bus stop: End of the road

Train station: Newton Abbot 5.3 miles

Main travel link: A38 Drumbridges 0.5 miles

Exeter Airport: 19.4 miles

Schools

Bovey Tracey Primary School 1.4 miles

South Dartmoor Community College 6.6 miles

Stover School 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GR

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Bovey Tracey. Keep to the left lane and continue through the traffic lights and just after the Asda Garage turn left into Templar Place. (If you reach the roundabout you have past the turning). Proceed into Templar Place, the property can be found on your right-hand side, just after the first right turning.

Need a more complete picture? Get in touch with your local branch...

Tel 01626 832 300

Email bovey@completeproperty.co.uk

Web completeproperty.co.uk



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Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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