



17 Devon House, Devon House Drive, Bovey Tracey - TQ13 9HB

Guide Price £145,000 Share of Freehold

A Two Bedroom Second Floor Apartment Forming Part of a Impressive Grade II listed building, Set in Stunning Grounds. Has the Benefit of a Single Garage in a block. Available Chain Free

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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Living Room 14'8 x 13'3 (4.5m x 4.0m)

Bedroom One 13'9 x 10' (4.2m x 3.1m)

Bedroom Two 10' x 9'4 (3.1m x 2.8m)

Kitchen 10' x 9'4 (3.1m x 2.8m)

Bathroom 8'9 x 7'5 (2.7m x 2.3m)

USEFUL INFORMATION:

Service Charges: £250 per month. This includes communal heating for 6 months of the year, ground rent, external building maintenance, grounds maintenance and building insurance.

Telephone point with Broadband capability

Tenure: Leasehold with a Share of Freehold with the remainder of a 999 year lease from 25.12.1979

Council Tax Band B: (£1943.63p.a. - 2025/26)

Local Authority: Teignbridge District Council

EPC Rating: Ask Agent

Services: Mains gas, water, drainage and electricity.

Heating: Communal Gas Central Heating

Age Restriction Over 30's Only. No Pets Allowed



STEP OUTSIDE:

Plenty of parking is available for both residents and visitors. The property is surrounded by communal mature gardens with views to the countryside as well as Dartmoor itself in the distance, offering many seating areas to relax and enjoy the view. Devon House stands in peaceful landscaped grounds of approximately two acres property is set within delightful and substantial, communal gardens. This apartment has the benefit of a single garage in a separate block.

AGENTS INSIGHT:

"Devon House is renowned for the peace and quiet of the stunning grounds it sits on, plus its proximity to Dartmoor and the nearby coastal towns. Bovey Tracey town centre is within walking distance and is a busy, thriving community with lots of activities, clubs and societies. Steeped in history, this unique building has lots of character and the surrounding countryside makes it a wonderful place to live."



LOCATION:

Devon House stands in peaceful landscaped grounds of approximately two acres and is within walking distance of Bovey Tracey town centre. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis court. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.



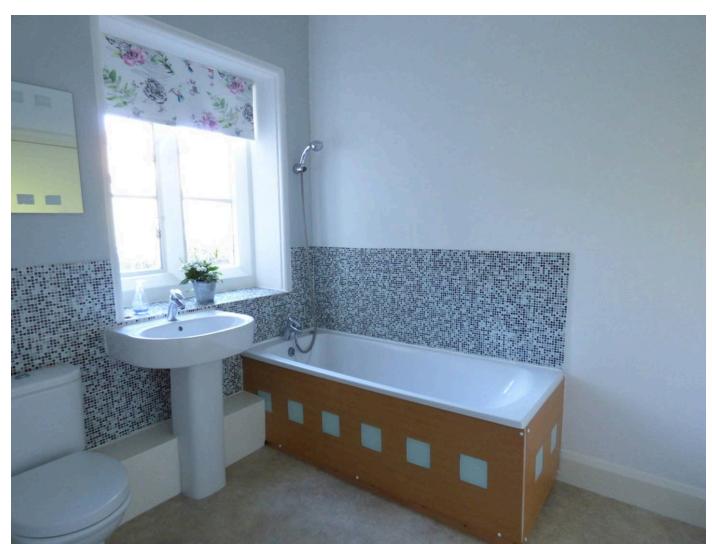


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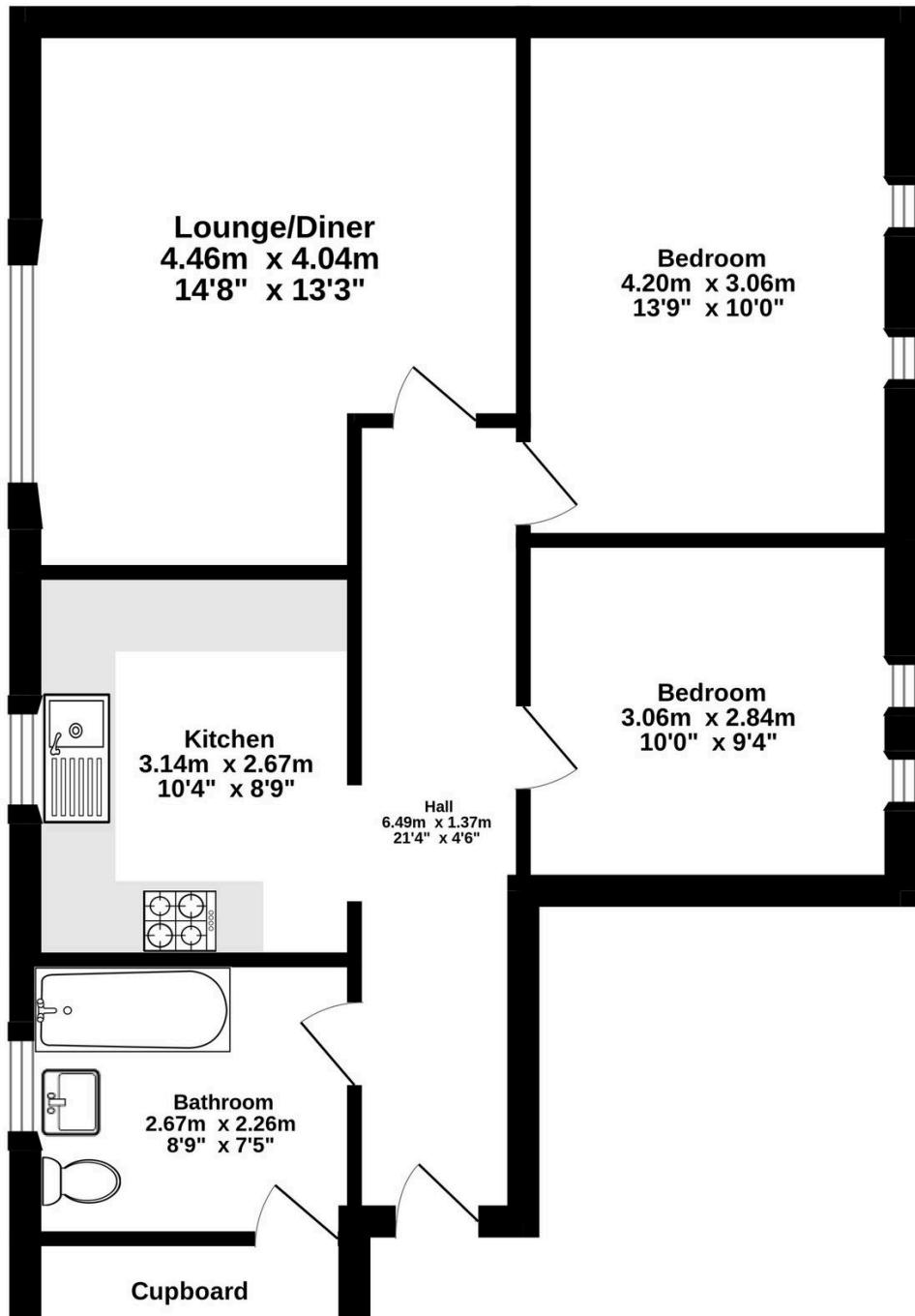
This second floor apartment forms part of an impressive Grade II Listed Victorian House, and was built in the mid 1800's. Internally the property offers bright accommodation. Access to the property is via a wooden door into a communal entrance with stairs rising to the second floor landing. From here the apartment can then be found on the left. Inside, the entrance hall leads on to all rooms.

The spacious bathroom includes a three piece suite, with panelled bath with shower over, pedestal hand basin and low level WC. The feature window to rear elevation. There is a door to a large walk- in storage cupboard. Tiled splash backs and a heated electric towel rail complete the bathroom. The kitchen has been fitted with oak cupboards and worktop space. There is a cooker and washing machine included. The feature window looks to the rear of the property and there is a wall mounted gas fired heater which serves the hot water system.

At the end of the hallway is the L- shaped living/ dining room with feature windows to the rear of the property and looking out to the surrounding countryside. The two double bedrooms both have feature windows to front elevation. All the rooms have radiators which supply the heating from the communal gas boiler.



Ground Floor
63.4 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA : 63.4 sq.m. (682 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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