



A recently decorated two-bedroom maisonette arranged over two floors, offering well-presented accommodation. Features include a bright living room, separate kitchen, modern shower room and new carpets throughout. Convenient town centre location. No onward chain.

69a Fore Street | Bovey Tracey | TQ13 9AB

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Maisonette



SIZE  
660 sq ft



LOCATION  
Bovey Tracey



AGE  
1920s to 1940s



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
On Road Parking



OUTSIDE SPACE  
N/A



EPC RATING  
68D



COUNCIL TAX BAND  
B



### in a nutshell...

- Two Double Bedrooms
- Arranged over two floors
- Recently Decorated Throughout
- Kitchen
- Living Room
- Modern Fitted Shower Room
- Character Features
- Town centre/high street location
- Ideal first-time buy or investment
- NO ONWARD CHAIN



## the details...

A well-presented and recently decorated two-bedroom maisonette, ideally positioned in a convenient town centre location.

The property has been improved by the current owner and benefits from new carpets and painted neutrally throughout, creating a fresh and move-in ready interior. Entering the accommodation from its own private entrance it comprises from a bright first floor with a spacious living room and a separate fitted kitchen, offering a practical layout for everyday living. The kitchen includes a range of units, worktop space and room for appliances. To the second floor are two double bedrooms, both enjoying good natural light through beautiful large windows and character features such as sloped ceilings. A modern shower room with walk-in enclosure, WC and wash basin completes the accommodation. With neutral décor throughout and recent upgrades, this property is ideal for first-time buyers or investors seeking a ready-to-let opportunity.

### NO ONWARD CHAIN

Situated above a commercial premises, the property enjoys a central position within easy reach of local shops, cafes and transport links.

**Approximate Gross Internal Area 660 sq ft - 62 sq m**

First Floor Area 265 sq ft – 25 sq m

Second Floor Area 395 sq ft – 37 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, 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 is for initial guidance only and should not be relied on as a basis of valuation.

 complete.



## 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. The open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth.

## Shopping

Late night pint of milk: Tesco Express approx. 138 ft

Town centre: Bovey Tracey 0 miles

Supermarket: Lidl 0.7 miles

Exeter: 16.3 miles

## Relaxing

Beach: Teignmouth 10.8 miles

Park: Stover Country Park 2.8 miles

## Travel

Bus stop: (Fore St) approx. 197 ft

Train station: Newton Abbot 6.3 miles

Airport: Exeter 18.5 miles

## Schools

Bovey Tracey Primary School: 0.1 mile

South Dartmoor Community College: 9 miles

Stover: 3.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9AB**



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