





10 Heathfield Terrace Newton Road, Bovey Tracey - TQ13 9BA

Guide £250,000 Freehold

Virtual Walk-Through Tour Available • Mature Terraced House • 2 Double Bedrooms • Good Sized Living Room (Originally 2 Rooms) • Extended Kitchen/Diner With Patio Doors • Bathroom & Separate Shower Room • Enclosed & Level Rear Garden • Detached Garage At The Rear • Level Walk To The Centre Of Bovey Tracey • Potential For Improvement















This charming two-bedroom terraced house presents a wonderful opportunity for buyers seeking a mature home with scope for personalisation, situated within a level walk of the vibrant centre of Bovey Tracey. Offering a well-proportioned layout and the benefit of a virtual walk-through tour, the property features two generous double bedrooms, a spacious living room that was originally two separate rooms, and an extended kitchen/diner with patio doors, making it an inviting and versatile space for modern living. With both a bathroom and a separate shower room, this home is well-equipped to accommodate families or those who enjoy having extra facilities, while its overall design and setting offer plenty of potential for improvement and enhancement.

Bovey Tracey is a highly sought-after location, renowned for its welcoming community atmosphere and picturesque setting on the edge of Dartmoor National Park. Residents benefit from a host of local amenities including independent shops, cafes, and restaurants, as well as excellent transport links to larger nearby towns and cities. The area boasts a range of leisure facilities, reputable schools, and beautiful green spaces, making it an ideal choice for both families and professionals seeking a blend of convenience and countryside living.

Accommodation

On the ground floor, the property opens with a spacious entrance hall leading directly to the main living accommodation. The good-sized living room, which was originally configured as two separate spaces, now offers a bright and airy environment perfect for relaxation or entertaining. The extended kitchen/diner is a particular highlight, providing ample room for cooking and dining, complemented by patio doors that enhance the sense of space and light.

Upstairs, the first floor comprises two well-proportioned double bedrooms, each offering comfortable accommodation with space for wardrobes and additional furniture. The presence of a bathroom and separate shower room provides added flexibility and convenience for the household.

Garden

At the rear is a delightful level garden which is all privately enclosed with a gate to a rear service lane.

Parking

A detached garage is located at the rear of the property, providing secure parking or valuable storage space, and is easily accessed from the house.

Agent's notes

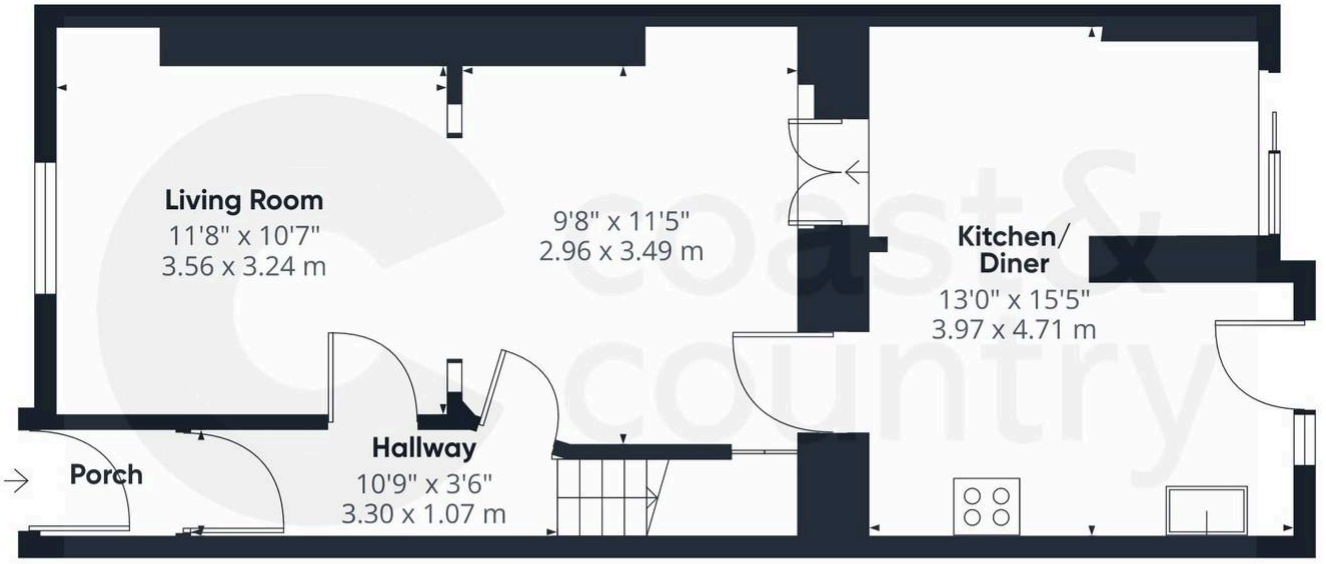
Council Tax: Currently Band B

Tenure: Freehold

Mains water. Mains drainage. Mains electricity. Electric heating.

This property awaits first registration.

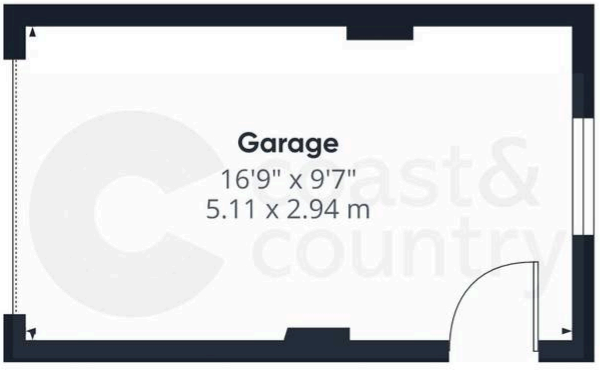
EPC Energy Efficiency Rating: TBC



Ground Floor



Floor 1



Ground Floor Building 2

Approximate total area

1024 ft²

95.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer: Any information provided is purely a guide and is noncontractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances, we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance. To ensure compliance with HMRC's Anti Money Laundering and Source of Funds regulation, we use Smart Compliance. Purchasers and those providing funds towards a purchase are required to complete this compliance process, for which there is a £75.00 charge.