



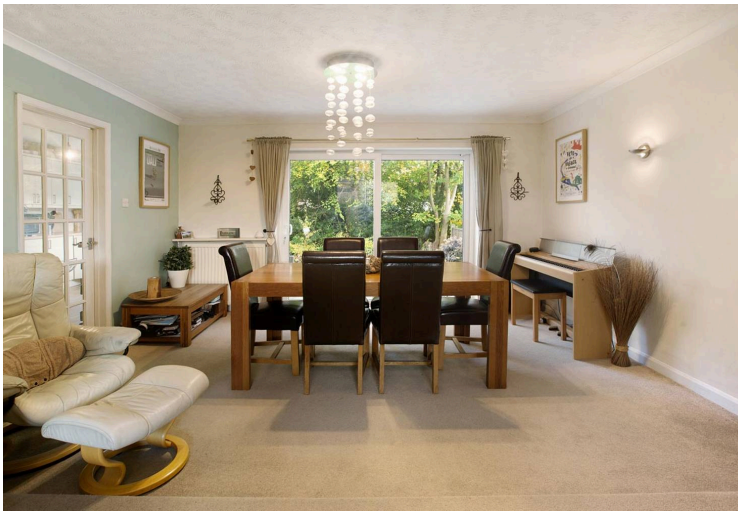

Ashlea, 11, Ashburton Road, Bovey Tracey - TQ13 9BZ

Offers over £425,000 Freehold

Spacious three-bedroom home featuring a gallery-style hallway, light-filled lounge/diner, versatile principal bedroom with dressing area, generous driveway, garage and secluded rear garden.

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50 Fore Street
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STEP INSIDE:

Upon entering the property, you are immediately welcomed into an impressive and spacious gallery-style entrance hallway, setting the tone for the generous accommodation throughout. From here, access leads into the substantial lounge/diner, a wonderfully light and versatile living space. The lounge area enjoys views over the front of the property and features an attractive wood-effect gas fireplace, creating a cosy focal point to the room. Two steps lead down into the dining area, where sliding doors provide beautiful views and direct access out to the rear garden. With windows and natural light coming from both ends, this is a particularly bright and airy space, ideal for both everyday living and entertaining.

Positioned just off the dining area is the kitchen, offering an excellent range of cupboards and generous worktop space, together with a sink and designated space for a oven/hob, dishwasher and fridge/freezer. From here, a further doorway leads into the useful utility room, providing space for both a washing machine and tumble dryer, alongside an additional door giving access to the side of the property.

Also conveniently accessed from the kitchen or entrance hallway is a generously sized ground-floor cloakroom, fitted with a WC and offering excellent accessibility.

Stairs rise to a particularly spacious first-floor landing, which enjoys an attractive gallery-style outlook over the entrance hallway below. The impressive principal bedroom is a substantial double room overlooking the rear garden. Two steps lead up to a separate dressing and study area, creating a wonderful additional space with two built-in wardrobes and views to the front of the property. There is also ample room for further fitted furniture or a dedicated desk area. Bedroom two is another well-proportioned double bedroom, currently arranged with a single bed and enjoying views over the rear garden. Bedroom three is a good-sized single bedroom, offering flexibility to be used as a guest room, nursery or home office. An airing cupboard is also conveniently positioned on the landing, providing useful additional storage and space for airing towels and linen. Completing the first floor is a spacious family bathroom, fitted with a separate shower cubical, bath, WC and wash basin.

USEFUL INFORMATION:
Heating: Gas central heating
Services: Mains water, drainage, electricity & Gas.
Local Authority: Teignbridge District Council
Council Tax Band: E (£3235.28 pa 2026/27)
EPC Rating: D
Tenure: Freehold

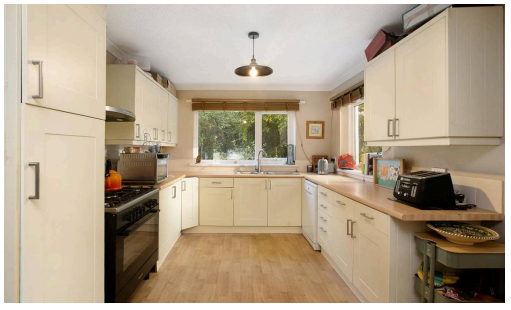
MEASUREMENTS:
Kitchen: 17'9" x 9'9" (5.40m x 2.97m)
Utility: 7'9" x 7'9" (2.37m x 2.36m)
WC: 7'9" x 3'9" (2.35m x 1.15m)
Lounge/Diner: 26'1" x 14'1" (7.96m x 4.28m)
Bedroom: 10'6" x 9'9" (3.20m x 2.97m)
Bedroom: 9'10" x 7'10" (3.00m x 2.40m)
Bedroom: 14'1" x 10'5" (4.30m x 3.17m)
Bathroom: 9'8" x 6'9" (2.95m x 2.05m)
Dressing Room/Study: 14'1" x 9'7" (4.30m x 2.91m)
Garage: 18'1" x 9'10" (5.50m x 3.00m)

AGENTS INSIGHT:
"An impressive home offering spacious and versatile accommodation, a light-filled lounge/diner, generous principal bedroom with dressing and study area, and a beautifully secluded rear garden."



STEP OUTSIDE:
To the front of the property, a generous driveway provides ample off-road parking for multiple vehicles, with a further lawned area featuring an attractive mature tree and offering excellent potential to create additional parking if desired. The garage is also accessed from the front via an up-and-over door. The frontage is enclosed by laurel hedging and fencing to either side, providing a degree of privacy. To the rear, accessed directly from the beautiful lounge/diner via sliding doors, is an inviting patio area, ideal for outdoor seating, entertaining or simply enjoying the sunshine. Gated access is available to both sides of the property, leading around to the front. The remainder of the garden is predominantly laid to lawn and offers a particularly secluded setting, with established trees and bushes creating a lovely sense of privacy and ensuring the garden is not overlooked. A charming leet runs along the far boundary, providing a delightful natural feature. There are also two useful storage sheds, while the enclosed fencing makes the garden well suited to families with children and pets.

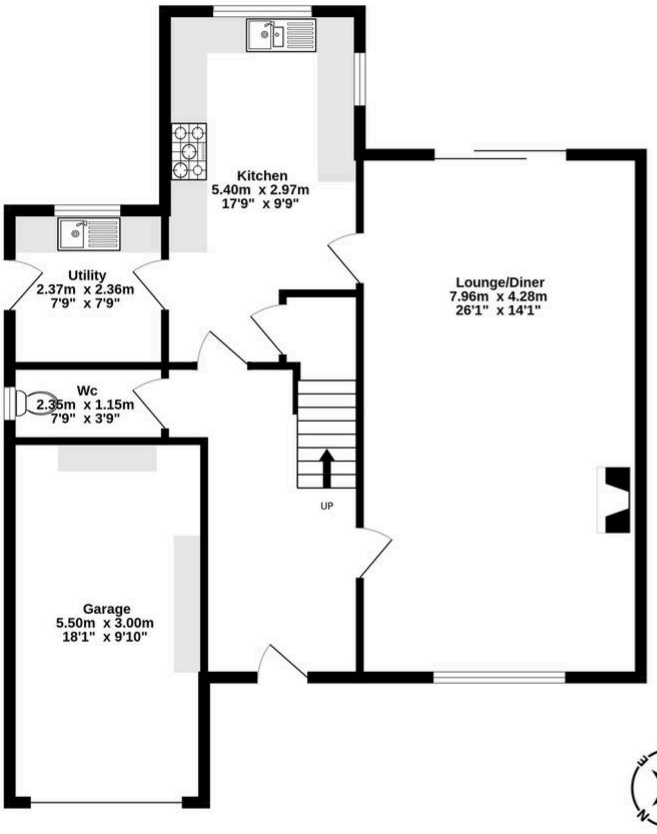




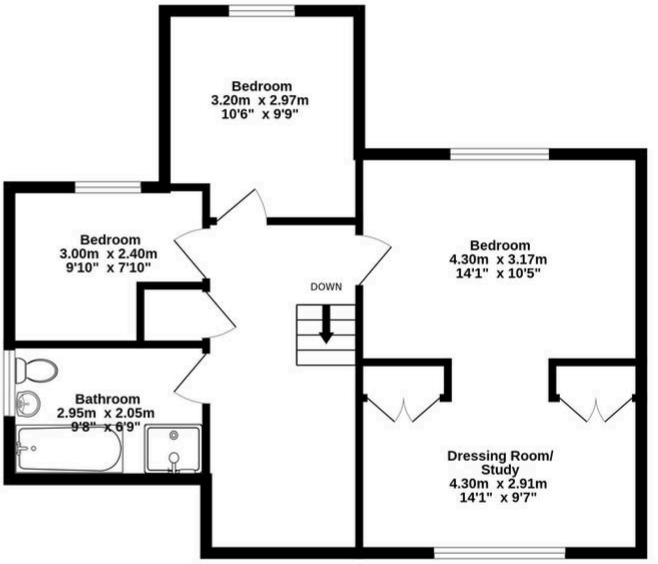
LOCATION: This property is situated in the popular, Brimley area of Bovey Tracey and within easy reach of the town centre and the National Trust - Parke. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.

Anti-Money Laundering Regulations: Chamberlains is supervised by HMRC for compliance with the Anti-Money Laundering Regulations. All buyers will be required to complete digital identification checks at a cost of £36 including VAT per person. Proof of funds will also be required from the buyers once an offer has been received.

Ground Floor
92.5 sq.m. (996 sq.ft.) approx.



1st Floor
63.9 sq.m. (688 sq.ft.) approx.





TOTAL FLOOR AREA : 156.4 sq.m. (1683 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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