



A rare opportunity to acquire an exceptional four-bedroom Victorian home, beautifully presented throughout and bursting with character, individuality and boutique-hotel style. Offering three impressive reception rooms, four generous double bedrooms and a truly spectacular kitchen, this remarkable home effortlessly combines period charm with bold, luxurious contemporary living and is offered to the market with no onward chain.

3 Marlborough Terrace | Bovey Tracey | TQ13 9AU

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terrace House



SIZE

1,668 sq ft



LOCATION

Bovey Tracey



AGE

Victorian (1837 - 1901)



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Garden



EPC RATING

74 C



COUNCIL TAX BAND

D



in a nutshell...

- Mid Terraced Victorian House
- Three Reception Rooms
- Downstairs Cloakroom
- Beautiful Extended Kitchen Diner
- Impeccably Presented Throughout
- Four Double Bedrooms
- Principle En-Suite
- Enclosed, Level Rear Garden
- A viewing is highly recommended
- NO ONWARD CHAIN





the details...

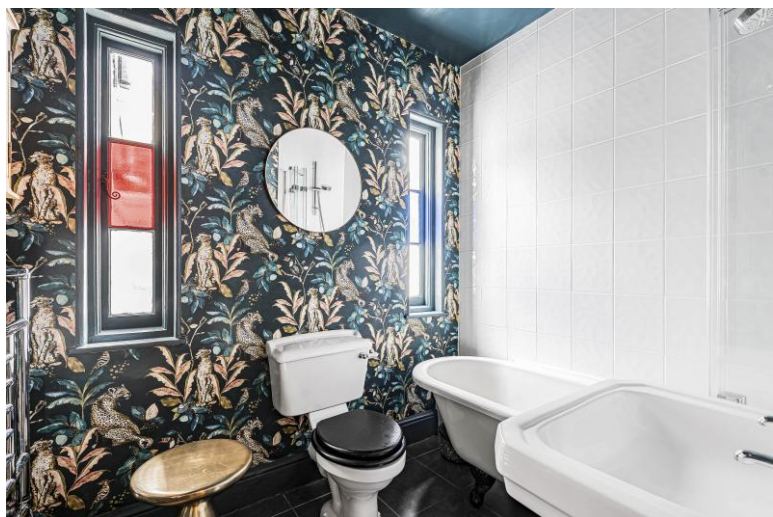
From the moment you step through the front door, this impeccably presented mid-terraced Victorian house impresses with its blend of period character and contemporary design. Offered with no onward chain, the property provides versatile accommodation across three floors.

The entrance hall leads into a spacious bay-fronted living room with stripped wooden flooring, a fireplace and plenty of natural light. A wide opening flows into the dining room, featuring a further fireplace and fitted storage. To the rear is the standout extended kitchen diner, creating a superb social hub. Contemporary cabinetry is complemented by generous work surfaces and a substantial central island with seating. Integrated appliances include a double oven, wine cooler, fridge freezer and dishwasher. Roof glazing fills the extension with light, while doors open directly onto the garden. A ground-floor WC and storage complete this level.

The first floor comprises three bedrooms and a family bathroom. The principal bedroom features a bay window with fitted shutters, window seat, fireplace and en-suite shower room. Two further double bedrooms retain attractive period details. The family bathroom includes a freestanding roll-top bath, separate shower, wash basin and WC.

Stairs rise to the second floor, where a spacious loft bedroom features exposed brickwork, original timber beams and multiple roof windows. Eaves storage and a separate WC with wash basin complete the top floor.

Externally, the attractive Victorian façade combines red brick and rendered elevations, decorative gable detailing and a gated front garden. To the rear is an enclosed, level garden with lawn, mature planting and decked terrace. A covered seating and dining area, built-in pizza oven and barbecue provide an excellent setting for alfresco entertaining, while an outbuilding/store offers additional storage.



the floorplan...

**Approximate Gross Internal Area 1668 sq ft - 155 sq m
(Excluding Outbuilding)**

Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 665 sq ft – 62 sq m

Second Floor Area 249 sq ft – 23 sq m

Outbuilding Area 69 sq ft – 6 sq m



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



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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. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. Parke is also on the doorstep, ideal for ambling through woodland and pasture along the riverbank, or ride the cycle path, then visit Home Farm Cafe for a light lunch or a cream tea.

Shopping

Late night pint of milk: 0.2 mile

Town centre: 0.3 mile

Supermarket: Lidl 0.2 mile

Relaxing

Beach: 11 miles

Park: 0.2 mile

Haytor: 3.5 miles

Travel

Bus stop: 300 meters

Train station: 8 miles

Motorway or main travel link: 1.5 miles

Airport: 19.8 miles

Schools

Primary: Bovey Tracey 0.5 miles Secondary: South

Dartmoor Community College 2.5 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9AU**

how to get there...

From the Complete office in Bovey Tracey, head down Station Road to the roundabout at the end. Take the second exit onto Marlborough Terrace / B3387 towards Haytor. The property can be found just off the roundabout on the left hand side.





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picture? Get in touch with
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Email bovey@completeproperty.co.uk
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Complete
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