



Connells

Mary Street
Bovey Tracey Newton Abbot



Property Description

Well presented easy living home for first time buyers or downsizers. The cottage is finished to a high standard with a wealth of interesting original features.

Stepping inside, the property evokes cosy, cottage style living with a feature wood burner ideal for cosy evenings, and a well appointed modern kitchen offers functionality and a family bathroom completes the ground floor. Two bedrooms are located on the first floor.

Nestled in the heart of Bovey Tracey - a historic Devon market town, it offers a peaceful blend of community charm and countryside access. Bovey Tracey's local shops, pubs, primary school, health centre and recreational spots are all within walking distance as well as there being easy access to Dartmoor National Park.

Front Of The Property

Shared passageway where 73 is on the right with a solid oak door, opening into the living room.

Lounge

22' 1" x 11' 2" (6.73m x 3.40m)

With many original features, deep inglenook window seat, original fireplace and wood burning stove with original oak beam.

Kitchen

11' 8" x 10' 4" (3.56m x 3.15m)

High standard fully fitted kitchen with solid beech worktops and window which looks out to storage space with steps leading to parapet opening with established sitting area.

Bathroom

Traditional bathroom with deep bath & shower which runs off combi boiler.



First Floor

Below a wide staircase there is a window at the bottom to the side.

Bedroom One

16' 2" x 8' 2" (4.93m x 2.49m)

Light relaxing room, with front and rear aspect windows, and original fitted shelving.

Bedroom Two

9' 3" x 5' 7" (2.82m x 1.70m)

Light room with window to rear aspect, fitted storage cupboard with potential for study or children's room.

Outside Space

Private storage area with steps to sitting area.

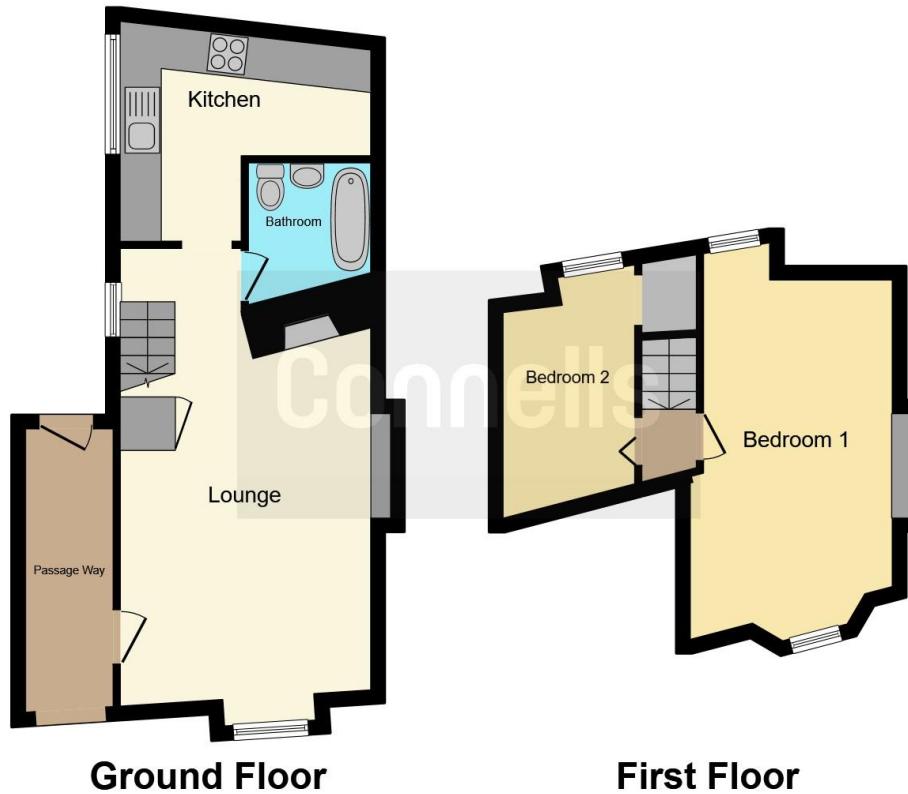
Agents Note

There is an easement on the title. The property lies within a Conservation Area, we understand there is an area of flying freehold.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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Property Ref: NAB313276 - 0002