



A spacious three-bedroom end of terrace home offering a bright dual-aspect living room, fitted kitchen and family bathroom. Benefiting from two generous double bedrooms, a versatile third bedroom and a sizeable south facing rear garden, the property enjoys stunning far-reaching countryside views towards Dartmoor. Subject to the Three-Year Devon Rule.

26 Mary Street | Bovey Tracey | TQ13 9HE



thoroughly good property agents



PROPERTY TYPE

End Terrace House



SIZE

1,048 sq ft



LOCATION

Bovey Tracey



AGE

1940s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

71 C



COUNCIL TAX BAND

C



in a nutshell...

- Spacious End of Terrace Home
- Dual-Aspect Living Room
- Far-Reaching Countryside Views
- Fitted Kitchen with Ample Storage
- Two Generously Sized Double Bedrooms
- Versatile Third Bedroom
- Generously Sized South Facing Rear Garden
- Basement
- Bovey Tracey
- Three Year Devon Rule



the details...

Entering through the front door, the hallway provides access to the first floor and useful built-in storage. The spacious dual-aspect living room benefits from plenty of natural light, wooden flooring and far-reaching views towards Dartmoor. The room comfortably accommodates both seating and dining furniture. At the back of the house, the kitchen is fitted with wood-effect units, contrasting worktops, tiled splashbacks, a stainless-steel sink and space for appliances. The ground floor also features a family bathroom comprising a panelled bath with overhead shower, pedestal wash hand basin and WC.

Upstairs, the landing leads to three bedrooms. Bedroom one is a generous double room with windows to the front and rear, enjoying impressive views towards Dartmoor. Bedroom two is another spacious double, featuring a large bay window and ample room for furniture. Bedroom three is a versatile single bedroom overlooking the surrounding greenery and rooftops.

Externally, the property features a light-coloured rendered exterior, attractive bay window and low-level boundary wall with brick detailing. Gated side access leads to the generously sized south facing rear garden, predominantly laid to lawn with mature trees, established planting and raised timber beds. A patio provides space for outdoor dining and entertaining. The property also benefits from a sizeable basement, accessed externally, offering excellent storage for household items and gardening equipment. An adjoining utility/outbuilding provides further practical storage. The garden enjoys picturesque countryside views towards Dartmoor, creating a wonderful outdoor setting.

Approximate Gross Internal Area 1094 sq ft - 101 sq m

(Including Outbuilding)

Approximate Gross Internal Area 1048 sq ft - 97 sq m

(Excluding Outbuilding)

Basement Area 226 sq ft - 21 sq m

Ground Floor Area 411 sq ft - 38 sq m

First Floor Area 411 sq ft - 38 sq m

Outbuilding Area 46 sq ft - 4 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd assures 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.

complete.

Please note: The property is subject to the Three-Year Devon Rule.



the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinic, primary school, library with community centre, arts and craft centre, 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.

Shopping

Late night pint of milk: Tesco 0.1 mile

Town centre: Bovey Tracey 0.1 mile

Supermarket: Lidl 0.9 miles

Relaxing

Beach: Teignmouth 10.8 miles

Park: Mill Marsh Park 0.7 mile

Travel

Bus stop: (East Street) 0.2 mile

Train station: Newton Abbot 7.3 miles

Airport: Exeter 17.8 miles

Schools

Bovey Tracey Primary School: 0.2 mile

South Dartmoor Community College: 7.8 miles

Stover: 4.7 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9HE

how to get there...

From the Complete Office in Bovey Tracey continue up Fore Street, taking the third exit on the left by the Town Hall into Mary Street. The property can be found on your left hand side, before Mary Street car park.

Need a more complete picture? Get in touch with your local branch...

Tel 01626 832 300
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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