



A well-presented, three-bedroom, end of terrace home offered on a 30% shared ownership basis, situated in the highly desirable town of Bovey Tracey and benefiting from modern kitchen, lounge/diner, downstairs cloakroom, enclosed garden and two allocated parking spaces. NO ONWARD CHAIN.

7 Folly Court | Bovey Tracey | TQ13 9TY

complete.

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

766 sq ft



LOCATION

Bovey Tracey



AGE

2017



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

83B



COUNCIL TAX BAND

C



in a nutshell...

- End of Terrace House
- Lounge with French Doors to the garden
- Modern Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom & Additional En-Suite
- Enclosed, Rear Garden
- Allocated Parking for Two Cars
- Offered with a 30% Share
- NO ONWARD CHAIN
- Bovey Tracey





the details...

This modern family home offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for first-time buyers to step onto the property ladder being offered with a 30% share.

The ground floor comprises a welcoming, bright entrance hall with useful understairs storage, a neutral modern fitted kitchen positioned to the front aspect, and a handy downstairs WC. To the rear is a spacious living/dining room with French doors opening directly onto the enclosed garden, creating a bright and sociable space ideal for both everyday living and entertaining. The room offers plenty of space for a table and four chairs, making this a real social hub. A wonderful focal point of the room is the wood burner, creating warmth and character and perfect for cosy, winter evenings. The kitchen is fitted with a range of white wall and base units, offering ample worktop space. It features an inset sink with mixer tap, built-in oven, hob and extractor fan. The fridge/freezer, washing machine are included.

Upstairs, there are three well proportioned bedrooms, including a generous principal bedroom with its own en suite shower room. A further double bedroom and a single bedroom provide flexible accommodation, perfect for children, guests or a home office. Completing the accommodation is the family bathroom which is fitted with a modern white suite.

Externally, the property enjoys an enclosed rear garden with a patio area and lawn, along with a useful shed for gardening tools. To the front, the property overlooks a pleasant open area and benefits from two allocated parking spaces. The property is offered on a 30% shared ownership basis, subject to eligibility criteria, and applicants must demonstrate a local connection to Bovey Tracey.

Rental Cost for 70% - £471.66 approx.

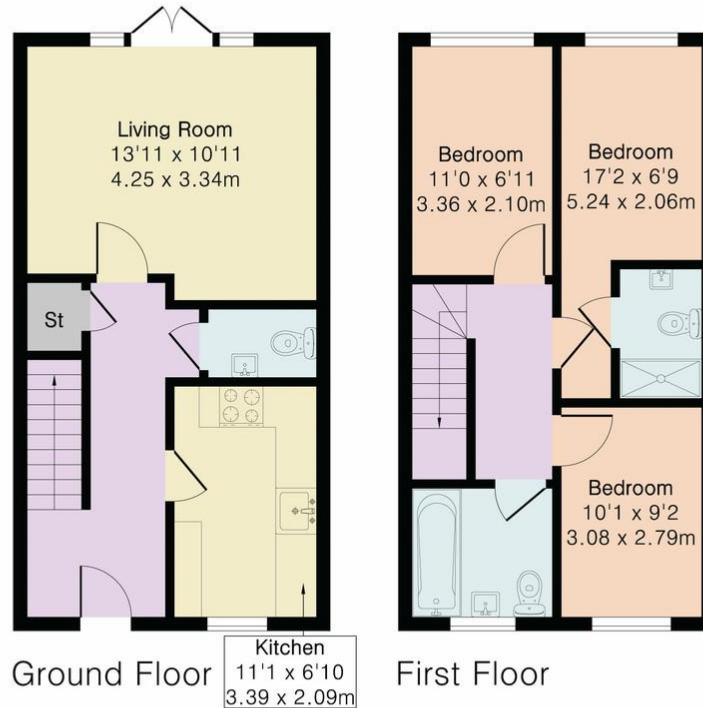


the floorplan...

Approximate Gross Internal Area 766 sq ft - 72 sq m

Ground Floor Area 383 sq ft – 36 sq m

First Floor Area 383 sq ft – 36 sq m



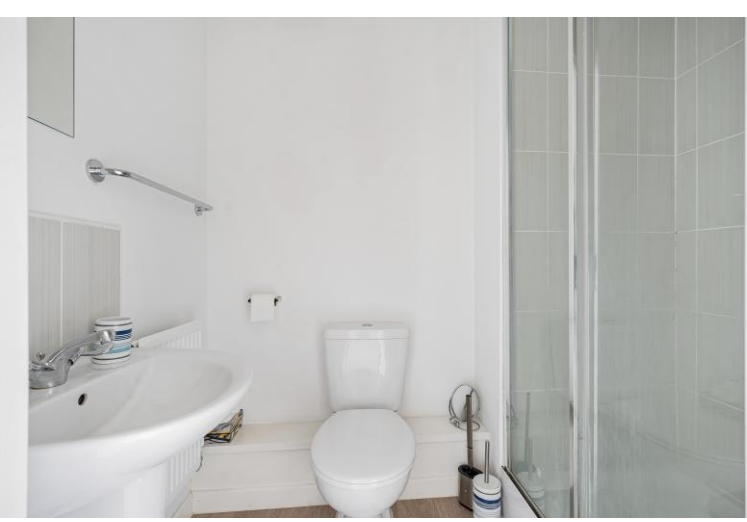
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complete.

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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.

Shopping

Late night pick of milk: Asda Garage, end of the road,

Town Centre: Bovey Tracey 1.6 miles

Supermarket: Lidl 0.8 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11.4 miles

Park: Bovey Tracey 0.5 miles - Including swimming pool, park, playground, tennis and cricket

Golf: Stover 2.1 miles

Travel

Bus stop: End of the road

Train station: Newton Abbot 5.3 miles

Main travel link: A38 Drumbridges 0.5 miles

Exeter Airport: 19.4 miles

Schools

Primary: Bovey Tracey Primary School 1.4 miles Secondary:

South Dartmoor Community College 6.6 miles Private:

Stover School 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9TY

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Bovey Tracey. Keep to the left lane and continue through the traffic lights and just after the Asda Garage turn left into Templer Place. (If you reach the roundabout you have past the turning). Proceed into Templer Place, take the first turning on the left, the property can be found on the left hand side.





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

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