



A characterful three-bedroom period home, set in an elevated location, with superb far-reaching views. Offering two reception rooms, three bedrooms and wonderful gardens. An exciting opportunity for a buyer looking to modernise and create a truly special home.

4 Eureka Terrace | Bovey Tracey | TQ13 9HG

complete.

thoroughly good property agents



PROPERTY TYPE

Mid Terrace House



SIZE

966 sq ft



LOCATION

Bovey Tracey



AGE

Edwardian (1901 - 1910)



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

On Road Parking



OUTSIDE SPACE

Gardens



EPC RATING

67D



COUNCIL TAX BAND

B



in a nutshell...

- Sitting Room with Views
- Cosy Dining Room with Wood burner
- Kitchen
- Family Shower Room
- Three Bedrooms
- Superb Far Reaching Views
- Front & Rear Gardens
- Permit Parking Available
- Opportunity to Modernize
- Bovey Tracey





the details...

The property is entered via a welcoming entrance hall which immediately sets the tone for the home, with its period character and charming details. To the front, the lounge is a well-proportioned and comfortable reception room, enjoying good natural light from the front-facing window. The separate dining is a cosy space, centred around an attractive woodburning stove set within an exposed brick fireplace and timber mantle. The second reception room is a versatile space providing ample storage for a large dining room table and chairs. This room enjoys a pleasant outlook over the garden and connects seamlessly to the kitchen, making it well-suited to entertaining and family life.

The kitchen offers good worktop space, along with room for appliances. Natural light streams in from the rear, and there is direct access out to the garden. While perfectly functional, the kitchen presents clear scope for modernisation and reconfiguration to create a contemporary kitchen/dining space if desired (subject to any necessary consents). Completing the ground floor is the family shower room. The shower room is fitted with a walk in shower cubicle, wash hand basin and WC.

Stairs rise from the ground floor to a central landing which provides access to all three bedrooms. The principal bedroom is a generous double room positioned to the front of the property, enjoying elevated views across Bovey Tracey. Bedroom two is another well-proportioned double room, again benefiting from a pleasant outlook and retaining character features including a decorative fireplace. The third bedroom is a single room, ideal as a child's bedroom, nursery or home office. Overall, the first floor offers three versatile bedrooms, all enjoying good proportions and elevated outlooks, with scope for cosmetic updating to further enhance the accommodation.

The front garden is well-sized and offers scope for landscaping or further enhancement. To the rear, the property benefits from a generously sized garden arranged over different levels. Immediately to the rear of the house is a courtyard area providing space for seating and access to useful outbuildings and storage. Steps rise to the main garden, which is predominantly laid to a combination of patio and planted areas. There is excellent potential for redesigning the space to create defined seating areas, vegetable plots or lawned sections. At the far end of the garden sits a useful timber shed. A particular highlight of the property is the far-reaching elevated views enjoyed from the upper sections of the garden and the house itself, stretching across Bovey Tracey towards the surrounding countryside - a wonderful backdrop to this characterful home.

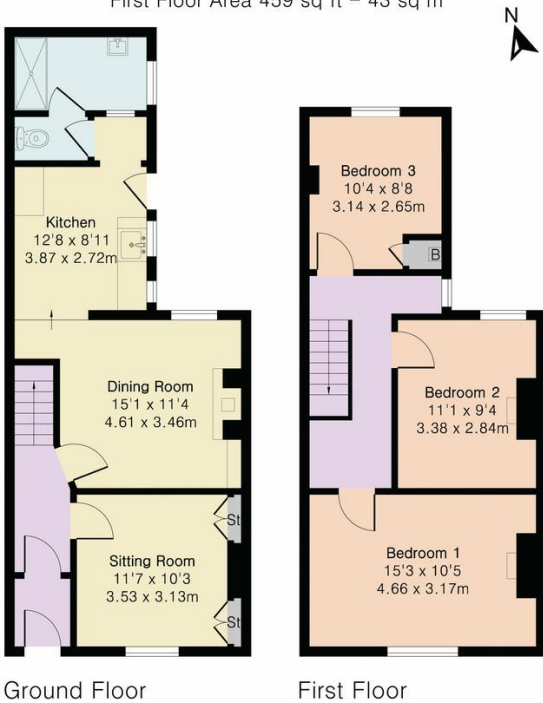


the floorplan...

Approximate Gross Internal Area 966 sq ft - 90 sq m

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 459 sq ft – 43 sq m



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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 0.2 mile
Town centre: Bovey Tracey 0.4 mile
Supermarket: Lidl 0.8 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 9HG**

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. Turn right up Spion Kop opposite Mary Street Car Park, where the property can be found towards the top on the right hand side. We would suggest parking in Mary Street Car Park and walking to the property.





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picture? Get in touch with
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