



- A well presented terraced house.
- Town centre location
- Modern fitted kitchen
- Double aspect lounge /diner
- Two double bedrooms
- Potential for extension
- Modern family bathroom
- Lovely rear garden
- Stunning far reaching views to the rear
- Viewing highly recommended

Our View "Well presented house with absolutely stunning views to the rear."

Charming two bedroom terrace house with stunning views to the rear. Located within walking distance of local amenities. Must be seen.

Discover this delightful and well-presented two-bedroom terrace house, ideally situated opposite the historic Church in the desirable town of Bovey Tracey. This charming property boasts far-reaching views to the rear, providing a picturesque backdrop for tranquil living.

Step through the entrance porch, and you'll be greeted by a welcoming hallway that leads to the heart of the home. The double aspect lounge/dining room is a light and spacious area, with a window at the front elevation offering a direct view of the captivating church and its grounds. At the rear, "French" doors open up to the rear garden, revealing the stunning rural views that stretch far into the distance. The lounge is further enhanced by an inviting fireplace inset with wood burner, which creates a lovely focal point and adds to the cosy atmosphere.

The modern kitchen is fitted with a range of base and eye-level units, providing ample storage space. Space for fridge freezer, ensuring convenience and functionality. Moving to the first floor, you'll find two comfortable double bedrooms. The main bedroom extends across the width of the property, providing generous space. The second double bedroom, located at the rear, also enjoys the impressive views to the rear. Completing the accommodation is a modern family bathroom, featuring a matching white suite. It includes a rainfall shower over the bath, a low-level WC, and a wash hand basin.

Outside, the property presents a charming frontage with an inset historic wall and a small garden area, creating a sense of privacy as it sits back from the road. The rear of the property features a raised decked area, providing a perfect spot to relax and soak in the magnificent views. Additionally, there is a brick-built storage shed, offering convenient storage space.

Bovey Tracey itself offers a comprehensive range of amenities, including shops, a health centre, library, inns, and churches, ensuring all your needs are catered to. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway, is conveniently located within two miles of the town, providing excellent connectivity. Mainline railway stations in Newton Abbot and Exeter offer convenient travel options. For nature enthusiasts, the open spaces of Dartmoor are located just west of the town, while the beautiful South Devon beaches are within an hour's drive.

Directions: From the public car park in Station Road, Bovey Tracey, turn right. Continue up through Fore Street and East Street into Bradley Road. The property is conveniently located on your right, directly opposite the Parish Church on the left.

Don't miss the opportunity to own this charming terrace house with scenic views. Arrange a viewing today and experience the allure of this wonderful property first hand.

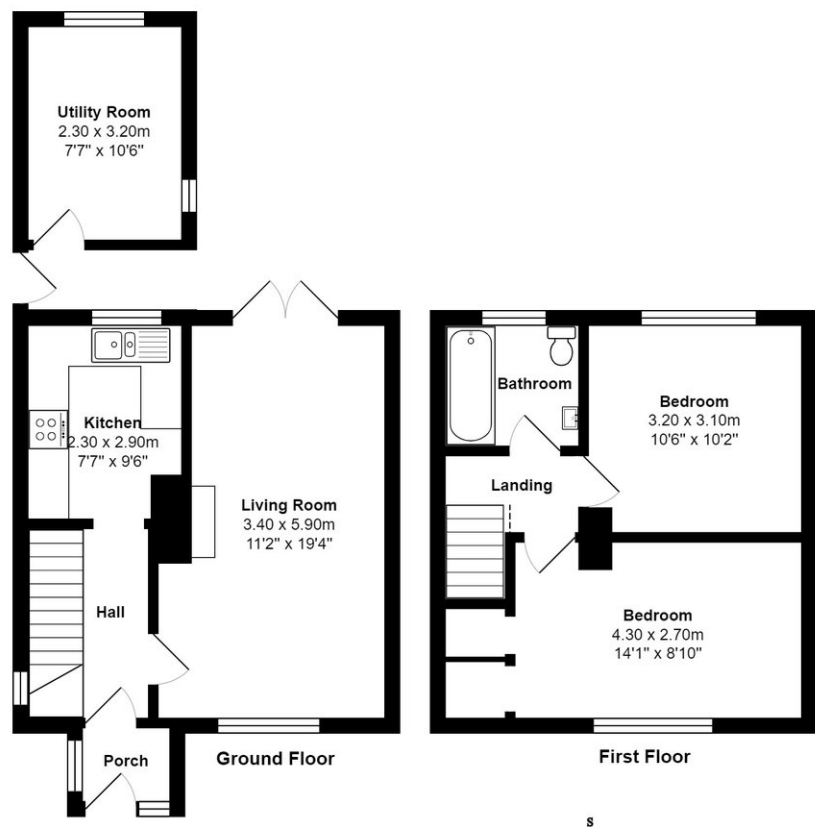
Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,767.23

AGENTS NOTE: This is an ex-local authority property which has a locality clause on its resale. Any purchaser must be able to provide evidence that they have either lived or worked in Devon, or a combination of the two, for at least three years immediately prior to the purchase.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



4 College, Bovey Tracey
 Total Area: 64.8 m² ... 698 ft² (excluding utility room)
 All measurements are approximate and for display purposes only



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Ref: WCA-59906201
 Tenure: Freehold
 01626 853940

Bovey Tracey
 £245,000
 woodshomes.co.uk