



## 30 Old Orchard, Bovey Tracey

Offers in Excess of £225,000

# 30 Old Orchard

Bovey Tracey, Newton Abbot

This Well-Presented, Two Bedroom Coach House with a Pretty Courtyard Garden and Garage, is located only a 5 minute walk from the Centre of Town.

## ROOM MEASUREMENTS:

Lounge/Diner: 5.46m x 3.38m (17'11" x 11'1")

Kitchen: 2.49m x 2.23m (8'2" x 7'4")

Bedroom: 3.80m x 2.80m (12'5" x 9'2")

Bedroom: 2.97m x 2.23m (9'9" x 7'4")

Bathroom: 2.08m x 1.81m (6'10" x 5'11")

Garage: 5.90m x 2.59m (19'4" x 8'6")

## AGENTS INSIGHT:

"This lovely home is a credit to its current owner, who has very much enjoyed her time living here. Being within walking distance to the Town Centre, it's in a perfect location in Bovey. Light, bright and beautifully decorated with neutral tones, and an easily maintainable garden area, this cosy house feels homely and welcoming from the moment you walk in."

## USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B (£1,685pa 2022/23)

EPC Rating: C

Tenure: Freehold



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## LOCATION:

Ideally located in a popular residential area, in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.

## STEP INSIDE:

Stepping through the front door is a convenient porch area to take off shoes and coats before walking up the stairs to the first floor.

The hall landing is light and spacious with two cupboard doors located straight ahead, one housing the Worcester Boiler with airing-cupboard space, and the other a perfect storage cupboard.

The main double bedroom is located to the front of the property and the good-size single room is located to the rear of the property. The main bathroom has a Bath with an over-head electric shower, WC and wash basin.

The living area has a generous size window with an outlook to the front of the property bringing in plenty of light. This a perfect space for a lounge and dining area combined, with an electric fireplace currently in situ.

The u-shape kitchen has space for an under-counter washing machine, fridge/freezer & slim-line dishwasher. There is an under-counter oven built in and gas hob with extractor fan. There is an array of cupboards providing ample storage for all your cooking needs. The property has been tastefully modernised by the current owner, with neutral colours and Karndean flooring throughout, this homely coach house is ready to move just move in!







## Rear Garden

To the rear of the property is a pretty Courtyard and this is accessed via a wooden gate. Laid to stone, it is low maintenance with a blue picket fence surrounding and a wooden Summer House to sit out in. The current owner has placed potted plants and trees around the edges creating a homely feel to the outside space.

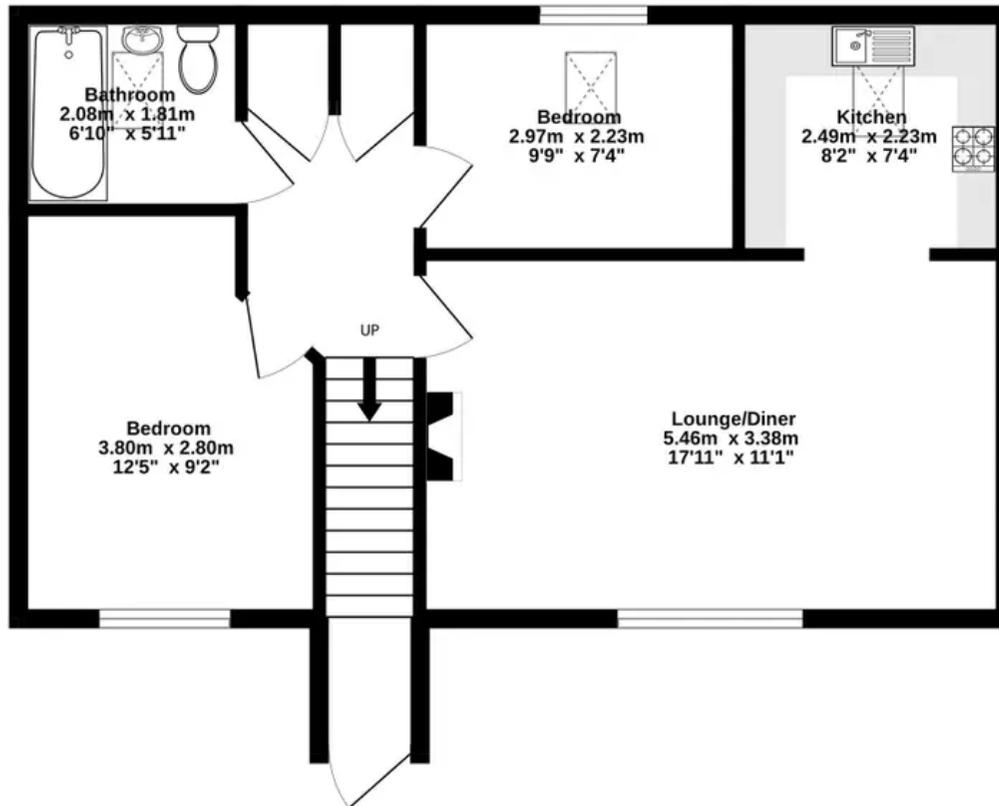
## Garage

### Single Garage

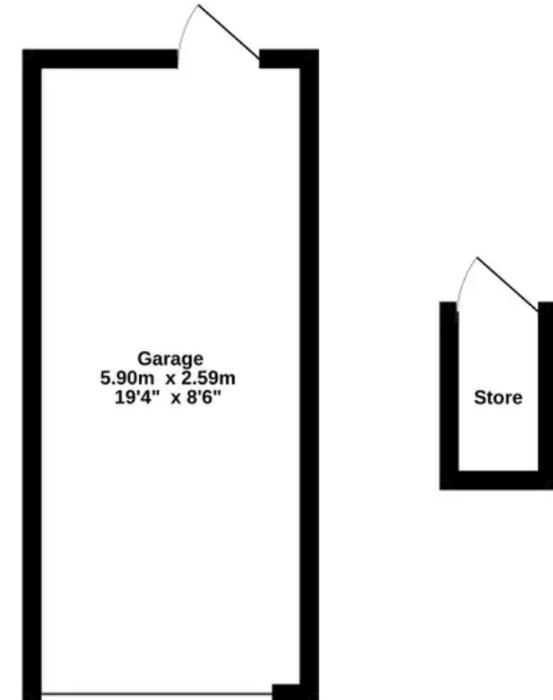
The Garage is located to the right of the property with an up-and-over door, and pedestrian access via a door located in the rear Courtyard. An outside store cupboard, used as a bin store, is located under the archway, providing extra storage if required.



Ground Floor  
52.6 sq.m. (566 sq.ft.) approx.



Garage  
16.7 sq.m. (180 sq.ft.) approx.



**TOTAL FLOOR AREA : 69.3 sq.m. (745 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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