



20 Station Court, Bovey Tracey TQ13 9GA

Guide Price **£315,000**

20 Station Court

Bovey Tracey, Newton Abbot

A Well-Presented, Three Bedroom End Of Terrace Town House with a Garage & Parking located near the National Trust Parke in Bovey Tracey.

- End Of Terrace Town House
- Living Room with Juliette Balcony
- Kitchen / Diner
- Master Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Rear Garden
- Single Garage plus One Parking Space on Drive
- Tenure: Freehold / EPC Rating: D

LOCATION:

This property is situated within easy walking distance to the town centre and the National Trust Parke. Known as the "Gateway to the Moors", Bovey Tracey 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.



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STEP INSIDE:

As you walk through the entrance hallway there is a door located on the right-hand side as pedestrian access to the garage, which has power and light connected and an up-and-over door.

Straight ahead is the modern kitchen/diner with cream-coloured doors and black laminate worktops. There are Neff appliances built in which consist of an under-counter dishwasher, oven and gas hob with extractor fan and a tall built-in fridge freezer. There is ample storage space with a mix of wall units and base cupboards. The Valliant boiler is housed in a cupboard. There is space for a four-seater dining table.

Further on from the kitchen there is an area to hang coats, a door leading to the rear garden, and a ground floor cloakroom for your convenience consisting of a WC and washbasin.

Moving up to the first floor, the living room has plenty of light and benefits from a Juliet balcony with a view out to the front of the property. There is a gas fire in situ with a mantel piece surrounding as a focal point to the room. Still on the first floor there is a good-sized single bedroom currently used as an office, with built in storage space and dual aspect windows also a further cloakroom consisting of a WC and wash basin.

The second-floor landing has a window providing light through and a hatch with loft access.

The master bedroom overlooks the front of the property and benefits from an en-suite with a shower, WC and wash basin.

Another double bedroom overlooks the rear of the property and has a built in cupboard with wooden slated shelves perfect for airing cupboard space and a rack to hang your clothes underneath.

The main bathroom has a bath with the benefit of both an overhead shower and a shower attachment, WC and wash basin.

The property has been kept updated and well-looked after by its current owner who has lived here since New in 2001.







STEP OUTSIDE:

The rear garden has an array of trees, shrubs and plants with a wall and wooden fencing surrounding the boarder providing a private feel. There is a paved area perfect for seating a table and chairs to relax out in. The lawned area has a washing line in place.

ROOM MEASUREMENTS:

Kitchen/ Breakfast Room: 3.65m x 3.36m (12'0" x 11'0")

Ground Floor WC: 1.50m x 0.90m (4'11" x 3'0")

Lounge: 3.96m x 3.56m (13'0" x 12'0")

First Floor WC: 1.50m x 1.04m (4'11" x 3'5")

First Floor Bedroom: 3.65m x 2.41m (12'0" x 7'11")

Second Floor Bedroom: 3.65m x 2.77m (12'0" x 9'1")

Second Floor Bedroom: 3.65m x 3.04m (12'0" x 10")

En-suite: 1.73m x 1.61m (5'8" x 5'3")

Bathroom: 1.82m x 1.52m (6'0" x 5'0")

Garage: 4.37m x 2.56m (15'6" x 8'5")

AGENTS INSIGHT:

"This property is a credit to its current owner who has lived here since it was built in 2001. With its prime location, you are in easy walking distance to the beautiful National Trust Parke, and the popular town of Bovey Tracey is just a few minutes walk away."

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

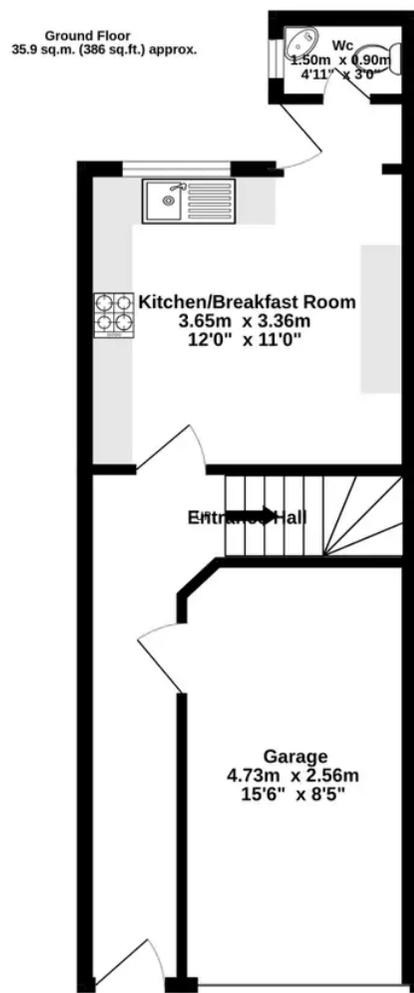
Council Tax Band: D (£2,167 PA 2022-2023)

EPC Rating: D

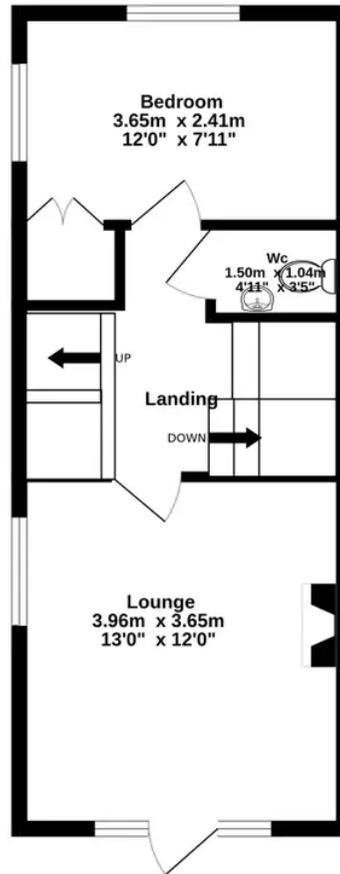
Tenure: Freehold



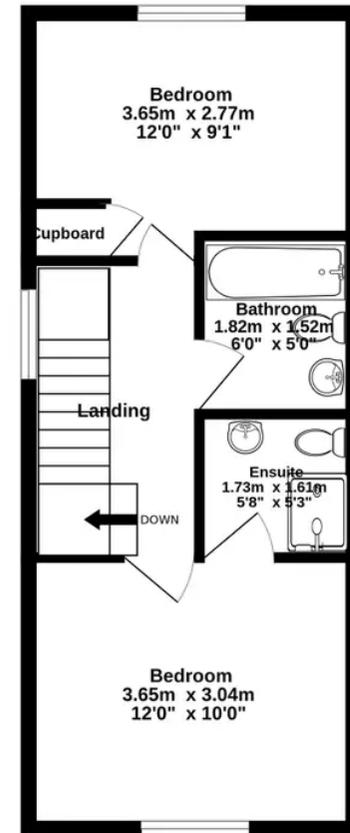




1st Floor
33.0 sq.m. (355 sq.ft.) approx.



2nd Floor
33.3 sq.m. (359 sq.ft.) approx.



TOTAL FLOOR AREA : 102.2 sq.m. (1100 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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