



## Bovey Tracey

- Video Walk-through Available
- Stunning Terraced Period House
- Open Plan Lounge/Diner
- 2 Double Bedrooms
- Fabulous Kitchen/Breakfast Room
- Generous Family Bathroom
- Privately Enclosed Rear Garden
- Off Road Parking
- Period Features
- Tucked Away Location

2x  1x 

ENERGY  
RATING  
D66

**Guide Price:  
£350,000**  
FREEHOLD

# 2 Shapton View, Bovey Tracey, Newton Abbot, TQ13 9DG



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

# 2 Shapton View, Bovey Tracey, Newton Abbot, TQ13 9DG

A simply stunning, older-style terraced house located in a lovely tucked-away position around half a mile from the centre of town. Presented in first class order, the property has a privately enclosed rear garden with patio, lawn and decked terrace beyond which is off road parking.

Situated just off the Ashburton Road, the property sits adjacent to The Templar Way, an historic former 18-mile tram line for the transportation of granite, linking Haytor on Dartmoor and the coast at Teignmouth, and now a popular walk. Bovey Tracey, often described as The Gateway to Dartmoor, is a pretty, vibrant and highly desirable town with plenty of shops and amenities.

## **The Accommodation:**

Stepping inside, the impressive interior has been sympathetically refurbished, combining period features with up-to-the-minute benefits for day to day living. The modern double-glazed front door opens into an entrance vestibule with tiled floor and an inner door leading into the lounge/diner. Formerly 2 rooms, this now stylishly open plan room features a bay window to the front with modern shutter blinds, a fireplace with log burner, alcove storage cupboard and stylish wood-effect floor throughout. At the rear is an extended L-Shaped kitchen/breakfast room enjoying plenty of light through windows, glazed door, French doors and Velux roof light. A selection of modern yet in keeping cabinets and plenty of work surfaces are complemented by an electric Aga.

Moving to the upstairs, a split-level part-galleried landing has natural light through high level windows and provides access to 2 lovely bedrooms, both with decorative fireplaces and the principle with an extensive range of bespoke fitted wardrobes. Finally, there is a large bathroom with smart white suite and co-ordinating tiles.

## **Outside:**

Small enclosed front garden. Lovely level and privately enclosed rear garden with terrace, lawn and raised deck.

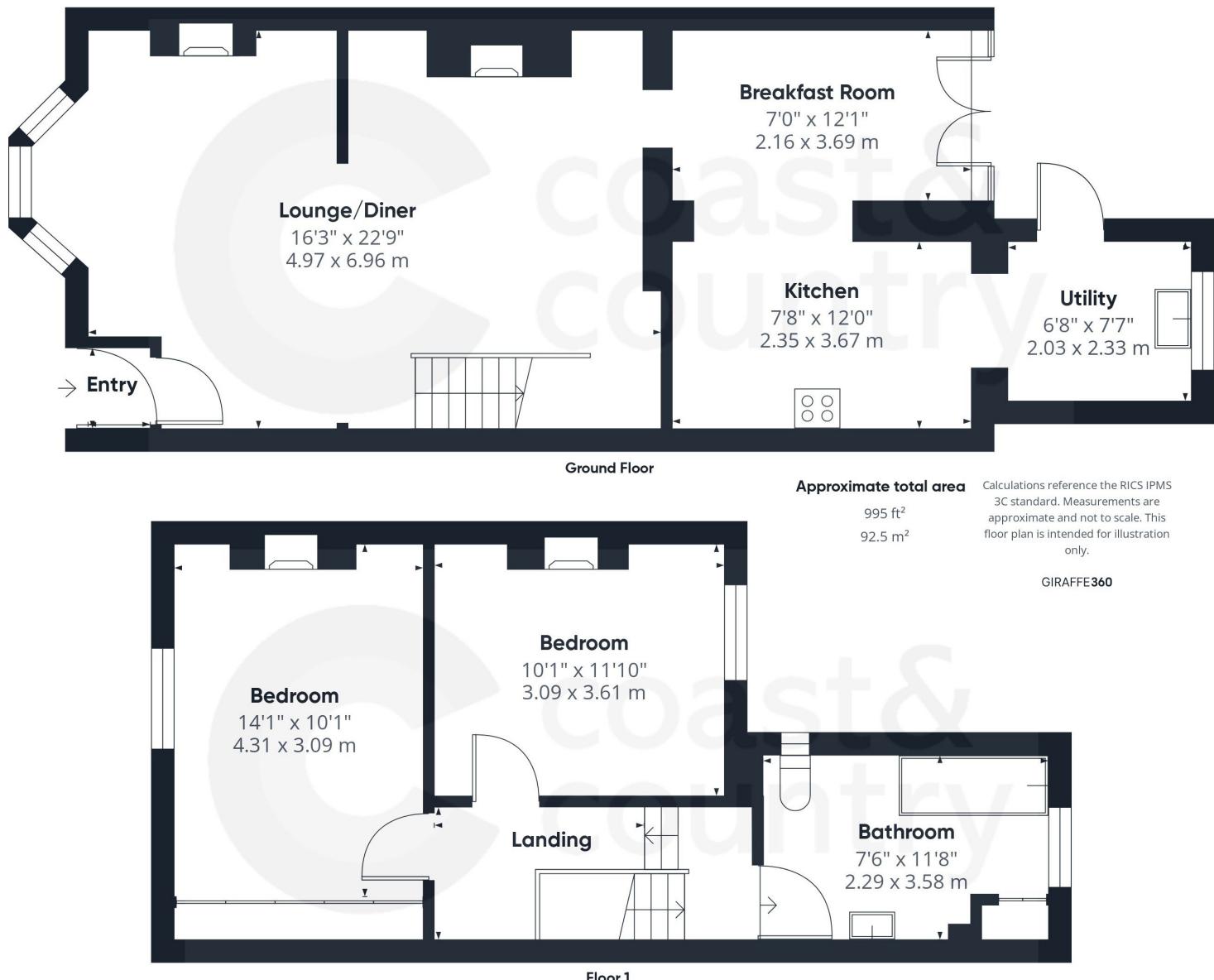
## **Parking:**

Off road parking to the rear.

## **Directions:**

From Newton Abbot pick up the A382 Bovey Tracey Road. At the Drum Bridges Roundabout take the third exit for Heathfield / Bovey Tracey (A382). Continue straight ahead at the traffic lights along the Bovey Straights. At the roundabout take the first left onto Pottery Road, follow the road along past The House of Marbles and then take the 3rd turning on the right into Ashburton Road. The front of the property is accessed on foot by a path approximately 50m from the turning into Ashburton Road.





## Agents Notes:

Council Tax: Currently Band C

Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

Floor Plans - For Illustrative Purposes Only

## Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is not contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out of pocket checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.