

NO ONWARD CHAIN!



26 Old Orchard | Bovey Tracey | TQ13 9SU

Guide Price: £240,000

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:
01626 832 300

complete 
INDEPENDENT ESTATE AGENCY

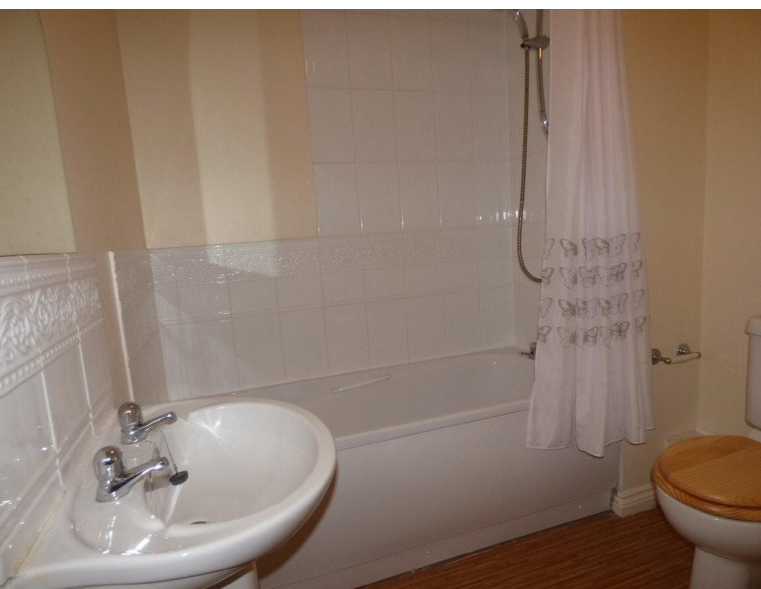
An attractive three-bedroom family home with the accommodation set over three levels, located in a convenient location, within walking distance to the town centre, giving easy access to the town and local facilities. Ready for occupation with no onward chain.

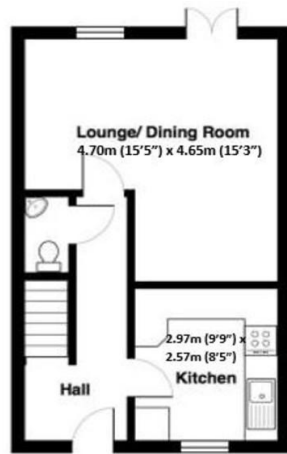
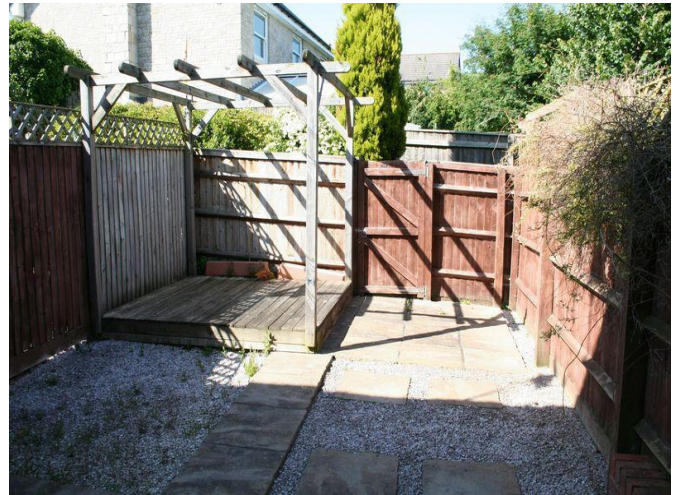
Access through a solid door into the entrance hall with stairs leading to the first floor, cloakroom, sitting/dining room and kitchen. The kitchen is fitted with a range of storage units including an integral fridge/freezer, integral electric oven with gas hob, extractor fan and integral dishwasher, whilst the light and airy 'L' shaped sitting/dining room benefits from patio doors leading out into the garden.

On the first floor are two double bedrooms and a family bathroom and the second floor comprises a master bedroom with ensuite shower room.

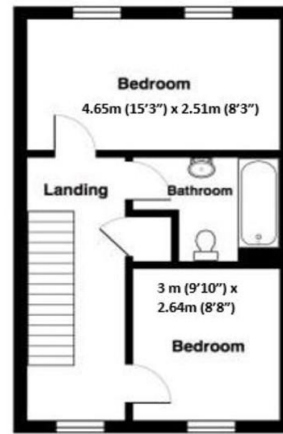
OUTSIDE

The garden to the rear is enclosed and offers space for entertaining family and friends, whilst at the front is a garage and parking space.

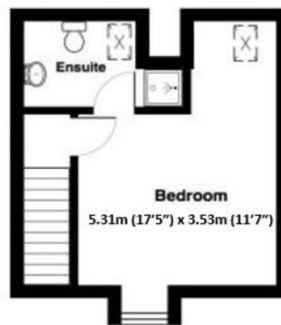




Ground Floor



First Floor



Second Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Not to scale. All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as a representation by either the Seller or his Agent.

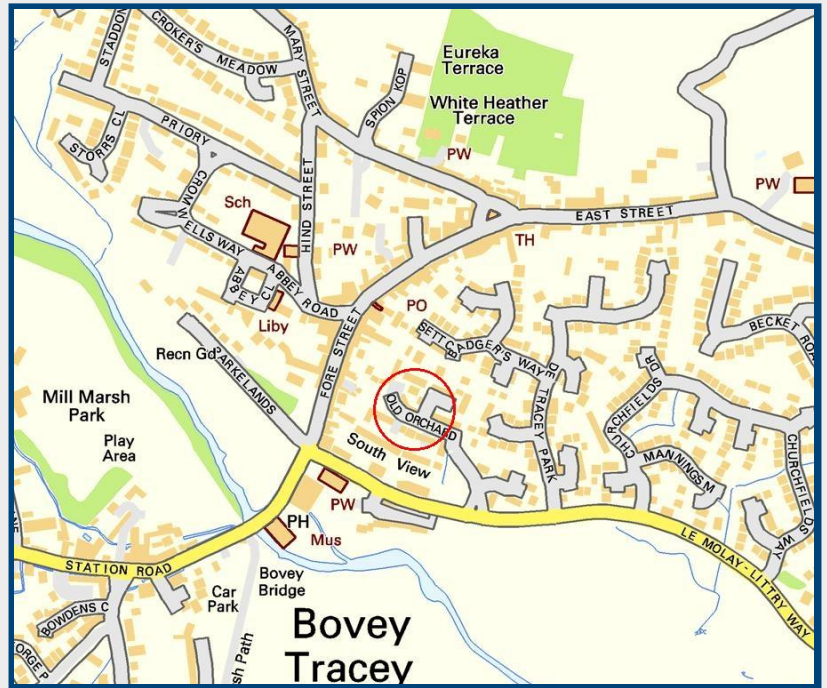
© Unauthorised reproduction prohibited.

DIRECTIONS

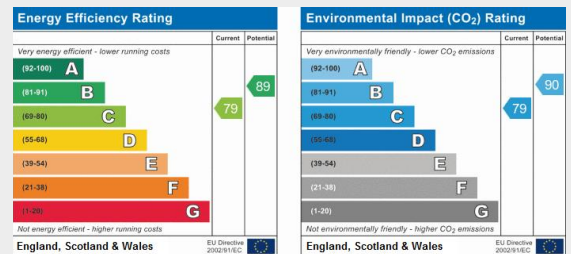
From the office in Fore Street turn immediately left into Le Molay-Littry Way and then first left into Old Orchard. Continue on this road to the end where the property can be found on the right hand side.

LOCATION

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.



For further information please refer to www.communities.gov.uk



ADDITIONAL INFORMATION

LOCAL AUTHORITY	Teignbridge District Council
COUNCIL TAX BAND	C
TENURE	Freehold
POSTCODE	TQ13 9SU
VIEWING	Strictly by appointment with Complete on 01626 832 300

AGENT'S NOTE:
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

26 Old Orchard | Bovey Tracey | TQ13 9SU

SALES | LETTINGS | LAND & NEW HOMES

Emlyn House
Fore Street
Newton Abbot
TQ13 9AD

bovey@completeproperty.co.uk

Telephone: 01626 832 300

www.completed.co.uk

complete INDEPENDENT ESTATE AGENCY