



Avenue Road | Bovey Tracey

Offers In Excess Of: £265,000

SALES | LETTINGS | PROPERTY MANAGEMENT

To arrange a viewing call:
01626 363636

complete 
INDEPENDENT ESTATE AGENCY

This is a rare opportunity to acquire a bungalow in a level, exclusive location close to the centre of the popular moorland town of Bovey Tracey. The property is in need of modernisation, originally having three bedrooms that could easily be reverted. Merrecroft is offered for sale by informal tender by NOON on FRIDAY 22nd MAY. For further information please call Complete.

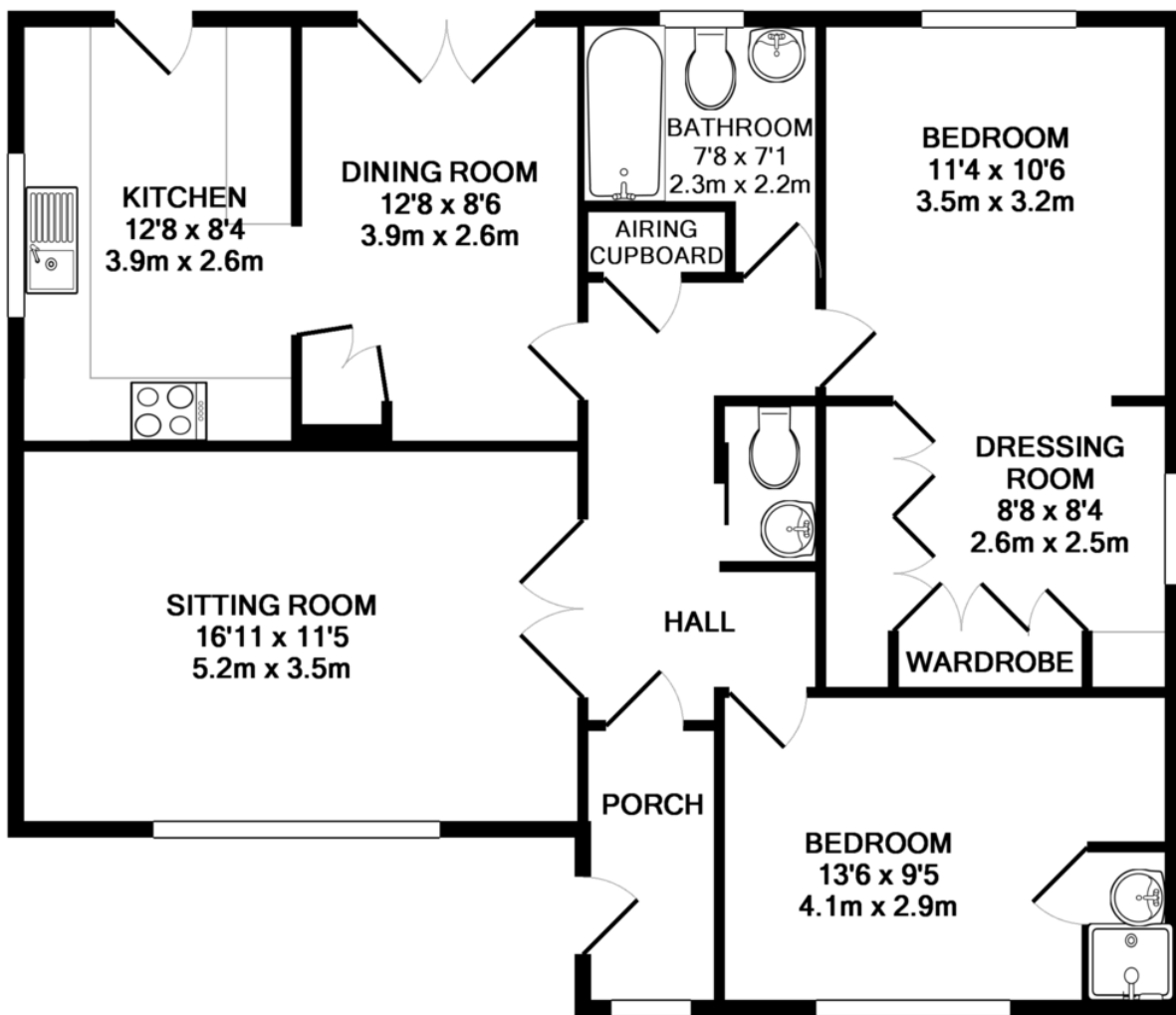
Merrecroft is a detached bungalow located just on the outskirts of Bovey Tracey town centre. Bovey Tracey is a highly desirable moorland town with a host of facilities including local shops, school, churches, public houses and is the gateway to the beautiful Dartmoor National Park. The accommodation is generous and the overall plot is level. The main accommodation opens from a porch in to an entrance hall. There is a large sitting room with open rural views and a separate dining room with doors opening on to the rear garden. The kitchen is fitted and has access to the rear as well as more open views.

The bungalow was originally a three bedroomed and is currently arranged as a two bedroom bungalow with linking rooms but could readily be reverted. There is also a bathroom & separate cloakroom. The property is predominantly uPVC double glazed & has the benefit of oil fired central heating. Merrecroft is in a clean & tidy condition but is in need of some modernisation and is being offered by informal tender with no onward chain. The last date for TENDER is by NOON on FRIDAY 22nd MAY. For any more information please contact Complete.

OUTSIDE

The property is approached via a tarmac / gravel driveway with parking for several vehicles. There is an enclosed front garden predominantly laid to lawn with surrounding flower borders and has access to the rear. The rear garden is enclosed, easily maintained with a lawn and further surrounding established flower borders with a host of mature shrubs and plants. There is a gateway to a rear service lane and a detached generous sized garage.





TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

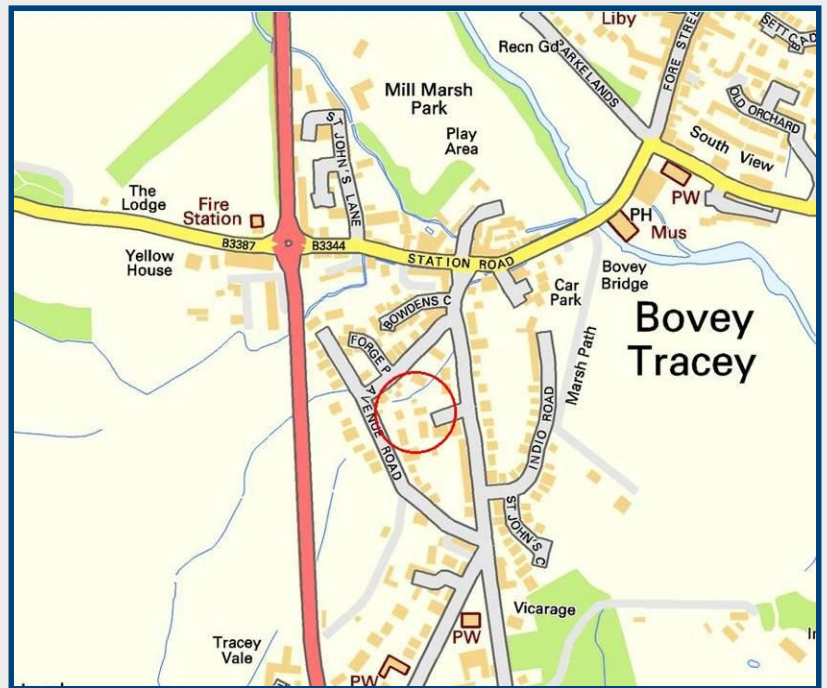
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DIRECTIONS

From our Bovey Tracey office go down over the bridge and take the left hand turning past the Tea Rooms in to Newton Road. Then take the fourth turning on the right by the side of Heathfield House on to Avenue Road (not the first turning for Avenue Road) and Merrecroft can be found on the right.

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 also 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.



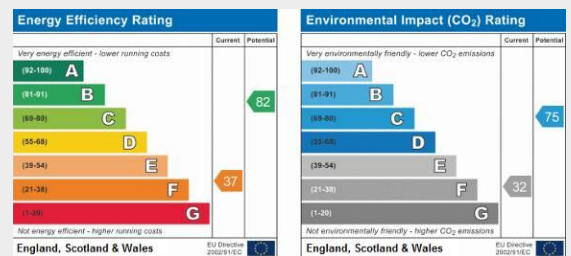
For further information please refer to www.communities.gov.uk

LOCAL AUTHORITY
COUNCIL TAX BAND
TENURE
POSTCODE
VIEWING

Teignbridge District Council
D
Freehold
TQ13 9BQ
Strictly by appointment with Complete
on 01 626 363636

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.



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