



A charming two-bedroom village home offering spacious accommodation, an en-suite bathroom, useful boot room, and enclosed rear garden. A standout feature is the additional parcel of land included with the property, providing extended garden space and stunning countryside views. Offered to the market with no onward chain.

28 Teign Village | Bovey Tracey | TQ13 9QJ





PROPERTY TYPE

End Terrace House



SIZE

958 sq ft



LOCATION

Teign Village



AGE

Edwardian (1901 - 1910)



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Air Source Heat Pump



PARKING

On Road Parking



OUTSIDE SPACE

Large South Facing Garden



EPC RATING

67 D



COUNCIL TAX BAND

B



### in a nutshell...

- Two double bedrooms
- En-suite bathroom to principal bedroom
- Spacious rear living room
- Front-facing kitchen with dining space
- Ground floor shower room
- Practical boot room with garden access
- Enclosed rear garden and additional large garden
- Far-reaching countryside views
- Teign Village
- NO ONWARD CHAIN





## the details...

Entering through the front door, you step into the hallway with the staircase rising to the first floor. To the left is the kitchen, a bright front-facing room with a large window and space for a dining table, complemented by fitted units and work surfaces. Beyond the kitchen, the hallway leads into the living room, a generously proportioned reception room positioned at the rear of the property. The room provides ample space for seating and furniture and features a door leading through to the adjoining boot room. The boot room offers a practical additional space with shelving and storage, creating a useful link between the house and the rear garden. A door provides direct access outside. Also located on the ground floor is a shower room, fitted with a shower enclosure, wash basin and WC. Overall, the ground floor comprises a front-facing kitchen, a spacious rear living room, a useful boot room with garden access, and a ground-floor shower room.

Ascending the staircase to the first floor, you arrive on a central landing with access to both double bedrooms. To the rear of the property is the principal bedroom, a spacious double room featuring built-in storage and enjoying attractive far-reaching views across open countryside. An en-suite bathroom is accessed directly from this room and is fitted with a bath, WC and wash hand basin, with a window overlooking the surrounding rural landscape. To the front of the property is the second double bedroom, another generously proportioned room with built-in storage and a pleasant outlook over the street scene.

To the front, the property is approached via a gated pathway leading through an established front garden, creating an attractive setting and a degree of separation from the road. On-street parking is available nearby. To the side of the property, a useful pedestrian access provides a convenient route through to the rear garden without the need to pass through the house. The rear garden is enclosed and offers a mix of hardstanding and planted areas, providing plenty of potential for landscaping or further enhancement. A useful outbuilding is positioned towards the rear of the plot, offering additional storage. A particular feature of the property is the additional area of land beyond the rear garden, which is utilised as an extension of the garden. This substantial outdoor space provides excellent scope for recreation, gardening, wildlife enjoyment or simply taking advantage of the far-reaching views across the surrounding countryside. The property's elevated rear position enjoys attractive open views over neighbouring fields and rolling Devon countryside, creating a wonderful rural backdrop while remaining conveniently situated within the village.



## the floorplan...

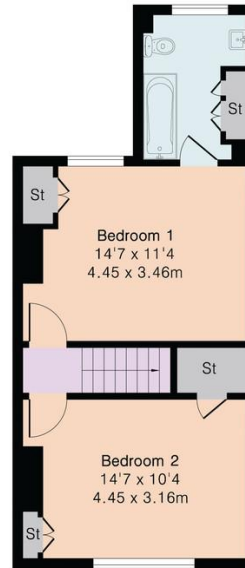
**Approximate Gross Internal Area 958 sq ft - 89 sq m**

Ground Floor Area 518 sq ft - 48 sq m

First Floor Area 440 sq ft - 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

complete.

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## the location...

Teign Village is a small rural community created for workers from the former quarry, and consists of terraced properties on either side of the lane, plus a handful of detached properties, with its own Sports & Social Club & Play Park, this historic village is located within the beautiful Teign Valley, whilst also being close to the market town of Bovey Tracey which has a full range of local amenities including medical and veterinary services, primary schools, shops, churches and public houses along with the Village of Hennock which has a primary school, public house and a church. Teign Village offers very easy access to the A38 linking the cities of Exeter and Plymouth.

### Shopping

Town centre: Bovey Tracey 3.4 miles

Supermarket: Lidl, Bovey Tracey 3.8 miles

Newton Abbot 5.8 miles

Exeter 12.5 miles

### Relaxing

Beach: Teignmouth 11.9 miles

Finlake, horse riding, swimming pool, spa: 3.8 miles

Stover Golf Club: 6 miles

### Travel

Train station: Newton Abbot 8.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 17.8 miles

### Schools

Hennock Primary School: 0.6 mile

Teign School/South Dartmoor: 11.2 miles (School bus)

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9QJ**

## how to get there...

From the A38 take the exit to Chudleigh and Teign Valley. Continue on the Teign Valley and just after the right hand turning to Trusham, take the left hand turn to Teign Village. Continue into the village and the property can be found towards the top on the left hand side.





Need a more complete picture? Get in touch with your local branch...

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