





2 Staddons View | Bovey Tracey | TQ13 9HW

Guide Price: £215,000

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:
01626 832 300

complete
INDEPENDENT ESTATE AGENCY

2 Staddons Views is a three bedroom family home situated in the highly sought after town of Bovey Tracey. The accommodation comprises family bathroom, kitchen and sitting/dining room. Externally, there is an enclosed court yard, garage and parking.

A beautifully maintained three bedroom family home with views to Dartmoor in the distance situated in the highly sought after town of Bovey Tracey. This family home offers well-proportioned accommodation, together with an extended garage, parking and gardens. The property is located conveniently for local shops, pubs, school and doctors and is ready for immediate occupation with no onward chain.

Access to the property is via a double glazed door with matching side panels making the hallway light and inviting with the primary rooms leading off. The kitchen is fitted with cooker, hob and extractor, and there is a breakfast bar for casual eating. A door leads out into the rear courtyard garden which in turn leads to the garage. The lovely dual aspect sitting/dining room offers delightful far reaching views to Dartmoor and is fitted with a contemporary, remote controlled, built in log effect electric fire, adding a cosy feature for wintery evenings. The full height window and glazed panels to the front and window to the side elevation gives this room a light and spacious feel. On the first floor are three bedrooms and a beautifully refurbished family bathroom.

OUTSIDE

To the rear of the property there is an enclosed courtyard garden, with steps featuring inset lighting, leading down to the parking area and the garage. The sizable garage fitted with an electric door, measures 15' x 11'8 and has been extended to provide spacious parking and additional working area and is fitted with power, light and water and has the benefit of a large window to the side overlooking the courtyard garden. There are electric points in the garden for easy of maintenance and mainly to the side and front of the property, the garden is laid to lawn interspersed and edged with mature shrubs and ornamental trees making an attractive backdrop to this lovely home.

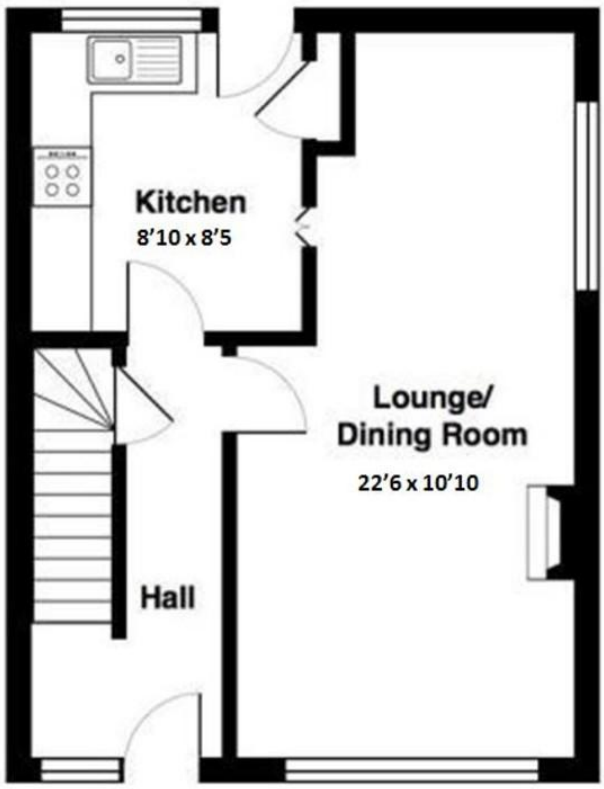




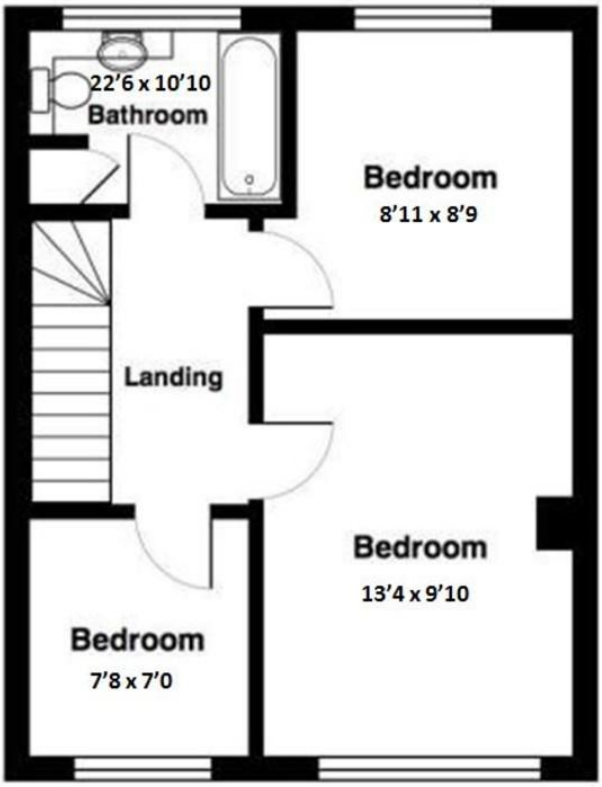








Ground Floor



First 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.

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DIRECTIONS

From the Complete office in Fore Street, turn right and continue up the hill taking the third turning on the left at the Town Hall and turn left again into Mary Street. Proceed on this road taking the second turning left into Crokers Meadow and continue into Staddons View, then follow the road down to the left, where the property can be found on the lower corner on the left.



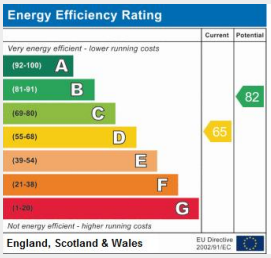
LOCATION

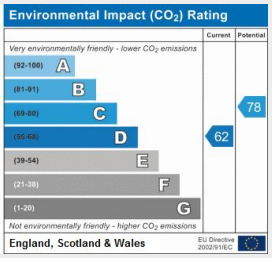
Bovey Tracey benefits from a wide range of local amenities including Health Centre, Dentist, Veterinary Clinics, Primary School, Library, Banks, Shops, Churches, Restaurants and Public Houses. It also boasts a Golf Course, Cricket Field, Swimming Pool, Tennis Club, Bowls Green & two Football Pitches. 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.

ADDITIONAL INFORMATION

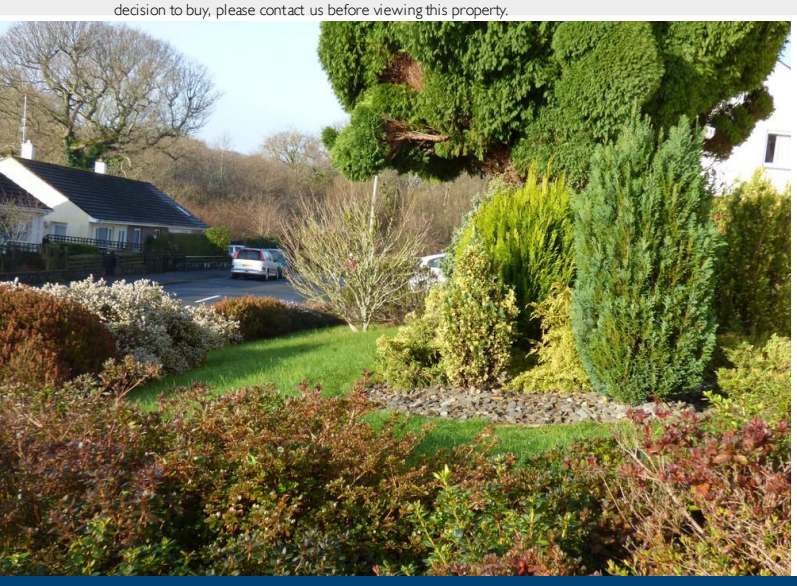
LOCAL AUTHORITY	Teignbridge District Council
COUNCIL TAX BAND	C
TENURE	Freehold
POSTCODE	TQ13 9HW
VIEWING	Strictly by appointment with Complete on 01626 832 300

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





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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SALES | LETTINGS | LAND & NEW HOMES

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