



The Accommodation

- ✦ Reception Hall
- ✦ Lounge/Dining Room
- ✦ Kitchen/Breakfast Room
- ✦ Four Bedrooms
- ✦ One En-Suite
- ✦ Bathroom
- ✦ Shower Room
- ✦ Double Glazing
- ✦ Gas Central Heating
- ✦ Integral Garage
- ✦ Parking
- ✦ Walled Gardens
- ✦ Views
- ✦ Energy Rating 'D'

The Seller's View “The house has plenty of space and is in a great position in the town.”



Brief Description

A distinctive individual attached house, in a favoured location on the eastern side of the town.

Panorama was converted from part of a former Victorian church school building and is finished with part rendered and mainly stone faced elevations, under a slated roof. The accommodation is tastefully presented and comprises well proportioned rooms.

A front entrance door opens to a reception hall with a cloaks cupboard, an open plan staircase to the first floor and there is a shower room fitted with a modern suite. The impressive lounge/dining room is L-shaped with dual aspect windows and a patio door to the rear. This room also features a multi-fuel stove and parquet flooring. The kitchen/breakfast room is fitted with a range of light oak fronted units with a dishwasher, a fridge, a range style cooker, a gas fired boiler and access to the rear garden. On the first floor there is a landing with an outlook across to the Parish Church and access to the four double bedrooms and the family bathroom. The master bedroom has some countryside views and an en-suite shower room. The second bedroom has a picturesque outlook across to the Parish Church and countryside. The third and fourth bedrooms have scenic views and built-in wardrobes.

Outside, there is an integral garage and a drive providing ample parking at the front. The adjoining property has a right of access and egress only over part of the drive.

There are attractive walled gardens with the property. At the front, there are shrub beds and there is a side gate to an access path. The main area of garden is situated at the rear and takes advantage of a southerly aspect. It is partly lawned with a variety of flowers, shrubs, evergreens and small trees. Also, there is a pond, two patio areas, a wooden garden shed and a log store.



Our View “Panorama is an exceptional property with many appealing features.”

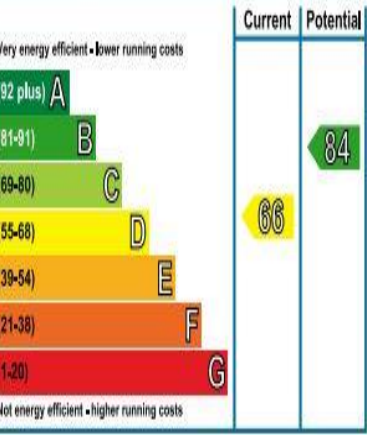
The property is situated opposite the Parish Church in the favoured Coombe Cross area, on the eastern side of the town. The country town of Bovey Tracey is on the edge of the Dartmoor National Park and offers a good range of amenities, with a number of shops, a library and primary school, as well as doctors, dentists and veterinary surgeries. Within a short walk there are bus stops for Newton Abbot and Exeter. A variety of recreational activities are available in the area, including walking, riding, fishing and golf. Around 2.5 miles from the town, at Heathfield, there is access to the A38 Devon Expressway, connecting to Exeter and the M5 motorway to the north and Plymouth to the south.

SERVICES All mains services. Gas central heating.

DIRECTIONS From the public car park in Station Road, Bovey Tracey, turn right and proceed over the river bridge. Continue up through Fore Street and East Street, until reaching the Parish Church on the left. The entrance to Panorama is opposite the church on the right hand side.



Energy Efficiency Rating

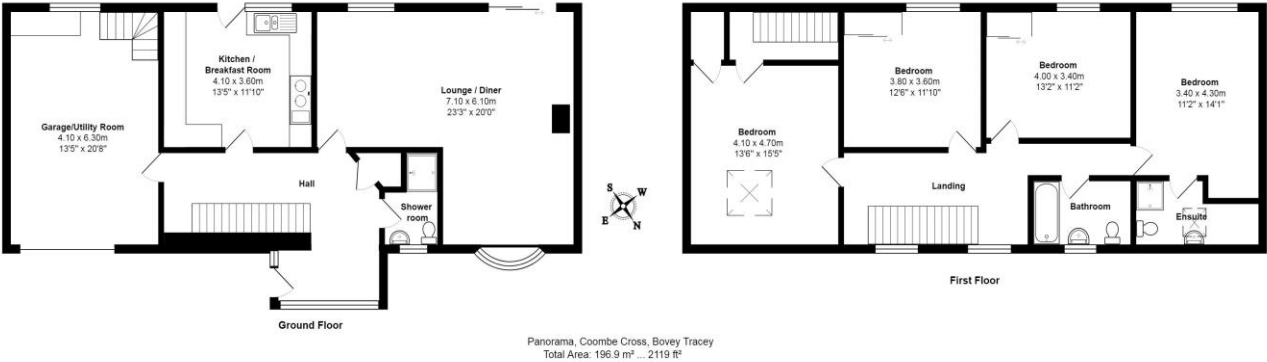


The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



WOODS
PALMER RADCLYFFE

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Guide Price £495,000
woodshomes.co.uk