



The Accommodation

- 📌 Open Porch
- 📌 Hall
- 📌 Living Room
- 📌 Kitchen/Diner
- 📌 Cloakroom

- 📌 Four Bedrooms
- 📌 En-Suite Shower Room
- 📌 Family Bathroom
- 📌 Gardens
- 📌 No Chain

The Seller's View “The house has plenty of space and is conveniently situated within easy reach of various amenities.”



Brief Description

An attractively presented Edwardian terraced house with well proportioned accommodation, situated on the western side of the town.

At the front there is an open porch with a patterned tiled floor and an entrance door to the hall. In the hall there is an exposed wooden floor and a staircase to the first floor with cupboards under. There is a sizeable living room, which was previously two rooms, with a bay window at the front, an internal window at the rear, a fireplace with a wood burner, an open fireplace, built-in cupboards and exposed wooden flooring. In the kitchen/diner there is a range of units with a gas oven, a four burner gas hob and there is a gas fired Aga which is used for cooking. This room also has a built-in cupboard, a larder, a gas fired boiler, a window at the rear, two doors to the rear garden and there is an entrance area from the hall with access to a cloakroom. On the first floor landing there is a staircase to the second floor, access to three double bedrooms and the family bathroom. The master bedroom has a bay window at the front with a seat beneath, a decorative period style fireplace, built-in cupboards and an en-suite shower room. The second and third bedrooms each have a window at the rear, a decorative period style fireplace and a built-in cupboard. On the second floor landing there is an eaves storage cupboard and the fourth double bedroom, which extends into the roof pitch with Velux windows, brick detail on one wall, access to eaves areas and an en-suite WC.

Outside, in the front garden there are a number shrubs, stone chippings and a block paved path. There is an enclosed rear garden which is partly lawned with flowers, shrubs, stone chippings, an area of wooden decking area, a barbecue stand, a garden shed and a wood store and a smaller store.



Our View “This period home has been thoughtfully improved and has a number of appealing features.”

Marlborough Terrace is situated on the western side of Bovey Tracey, in a convenient position for access to the town centre. 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 a primary school, as well as a doctors, dentists and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing and golf. Close by, there are woodland and riverside walks available in The National Trust Parke estate. 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 left and continue to the end of the road. At the roundabout take the second exit straight across signposted to Haytor, Widecombe and Manaton. Marlborough Terrace is immediately on the left hand side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.

