



## The Accommodation

- 🏠 Living Room
- 🏠 Dining Room
- 🏠 Kitchen
- 🏠 Utility Room
- 🏠 Bathroom
- 🏠 Three Bedrooms
- 🏠 W.C.
- 🏠 Parking
- 🏠 Large Gardens
- 🏠 Views

## Brief Description

A traditional style semi detached house with generous size gardens, in a sought after location on the edge of the town.

At the side, a stable door opens to a kitchen which has a range of modern units with an integrated dishwasher and a fridge. There is an open entrance to a utility room with an oil fired boiler. The bathroom has a white suite with a low level w.c., a pedestal hand wash basin, a roll top bath and a separate shower enclosure. In the dining room there is a staircase to the first floor with cupboards under and there is a further built-in cupboard. The dual aspect living room has a feature fireplace with a marble surround and a wood burning stove, and there are cupboards with shelving over on either side of the chimney breast. On the first floor there is a landing with access to the three double bedrooms and a w.c. The first bedroom has dual aspect windows and at the front there are some far reaching views. In the second bedroom there are some distant views at the front, a built-in wardrobe and a cupboard. The third bedroom is situated at the rear.

Outside, there are generous size gardens which extend at the front and mainly at the side. They are principally lawned with a variety of flowers, shrubs, evergreens and trees. Wooden garden shed, metal framed greenhouse. From the gardens there are some far reaching views. At the side there is a five bar wooden gate which opens to a parking area.

The house is situated in the sought after Lower Brimley area on the edge of the town, within the boundary of the Dartmoor National Park.



*Our View* “This is an opportunity to acquire an appealing home in a sought after location.”

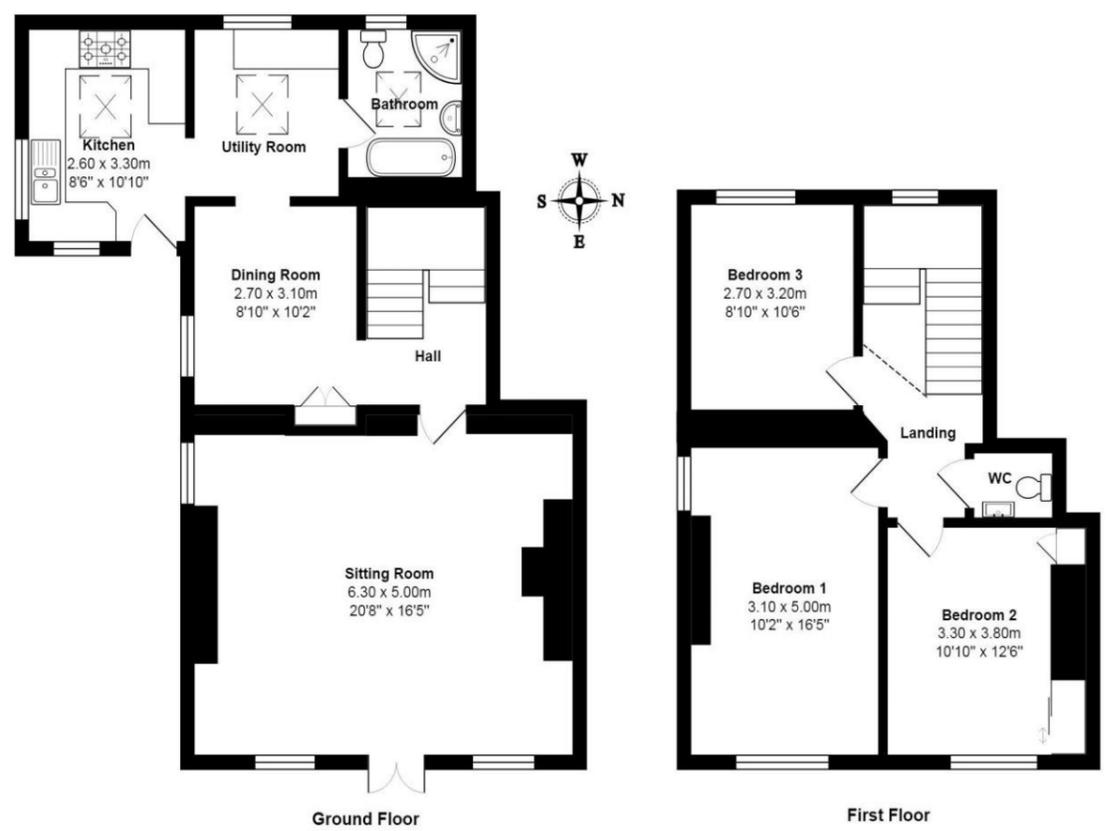
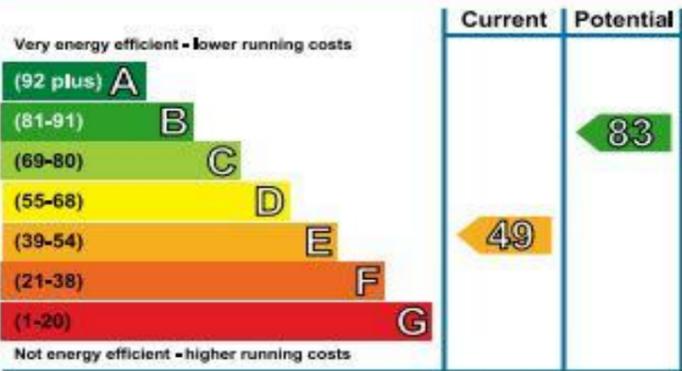
The country town of Bovey Tracey offers a good range of amenities, with a number of shops, a library and primary school, as well as doctors, dentists and veterinary surgeries. A variety of recreational activities are available in the area, including walking, riding, fishing and golf. Around 2.5 miles 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** Electricity, mains water, mains drainage, oil central heating.

**DIRECTIONS** From the public car park in Station Road, Bovey Tracey, turn left. Take the first turning left into Newton Road and after around .2 of a mile take the right hand turning into Ashburton Road, just before St John's Church. Proceed for around .2 of a mile and just after Brimley Post Office & General Store on the left, take the right hand turning sign posted to Brimley. Continue for around .8 of a mile, via Brimley Road and Brimley Lane, to Lower Brimley. Hillside Cottage is situated on the right hand side.



# Energy Efficiency Rating



Hillside Cottage, Lower Brimley, Bovey Tracey  
Total Area: 117.1 m<sup>2</sup> ... 1260 ft<sup>2</sup>



**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 £350,000  
[woodshomes.co.uk](http://woodshomes.co.uk)