



- 🏠 Cornish Unit House
- 🏠 Construction Upgrade Required
- 🏠 Hall
- 🏠 Sitting Room
- 🏠 Kitchen/Diner
- 🏠 Three Bedrooms
- 🏠 Bathroom
- 🏠 Gardens
- 🏠 Some Views
- 🏠 Convenient Location

Our View "The property has much potential to create a comfortable home."

A semi detached Cornish Unit house requiring a construction upgrade and general improvement, conveniently located for access to the town centre

This semi detached house was built for the local authority circa 1951 and has a non-standard form of construction which requires upgrading. It also offers scope for some general improvement, which allows for a choice in the eventual finish.

A front door opens to a hall with a staircase to the first floor. The sitting room has windows at the front front and a fireplace with a wood burning stove. In the kitchen/diner there are fitted units, a built-in cupboard and an under stairs cupboard. Windows and patio doors at the rear provide some views across to Dartmoor and there is a side aspect window and door. On the first floor there is a landing with a window at the side and a hatch to the loft space. The first bedroom is a double room with windows at the rear having an outlook across to Dartmoor. There is space for a double bed in the second bedroom, which has a window at the front and an airing cupboard with a hot water cylinder. The third bedroom is a single room with a platform over the stairs. In the bathroom there is a modern white suite.

Outside, the front garden includes two planting areas and a path. There is a side path to the rear and an external store requiring repair. The rear garden extends to around 55' x 33' (max.) and is mainly lawned. Metal framed greenhouse. At the rear there are some views extending over to the moors.

The property is situated in Priory, which is conveniently located 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. 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.

EPC RATING: F

COUNCIL TAX BAND: A

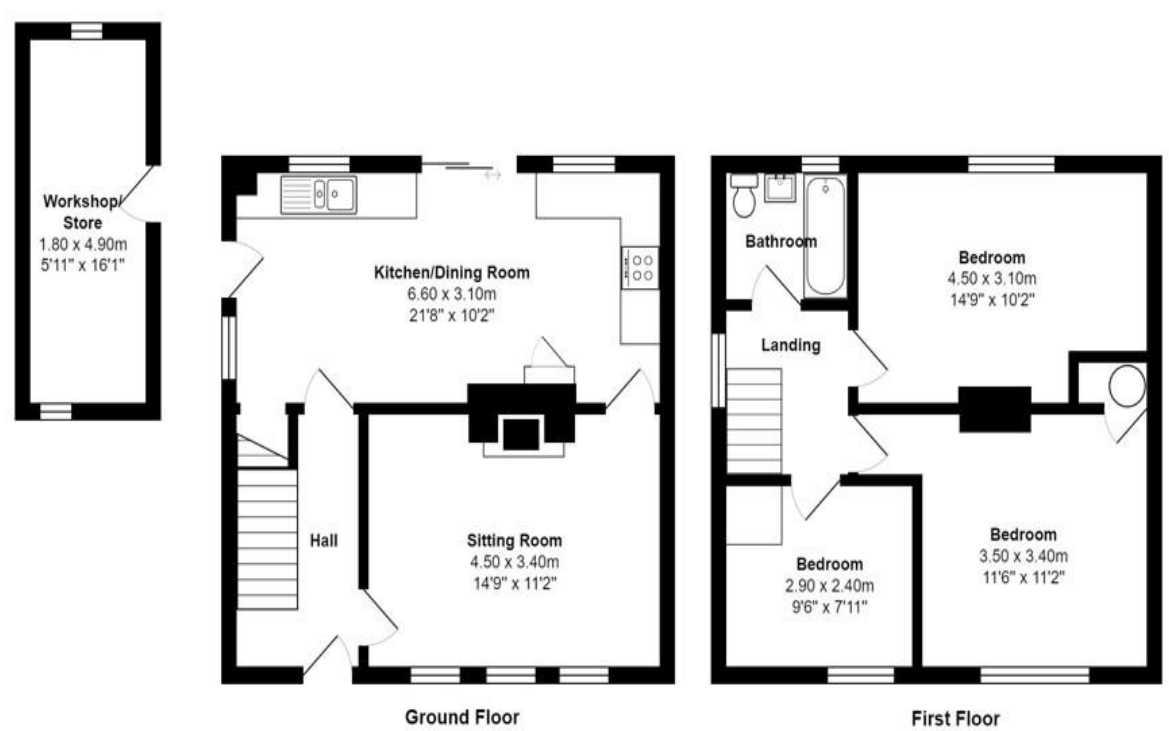
DIRECTIONS: From the public carpark in Station Road, Bovey Tracey, turn right. Continue into Fore Street and turn left at Union Square into Abbey Road. Proceed through Cromwells Way into Priory and number 21 is situated on the right hand side.

AGENTS NOTE: The property is generally deemed not to be mortgageable in its present form. A structural engineers report is available for inspection, containing details of the construction and providing a guide to the upgrading required.

AGENTS NOTE: This is an ex-local authority property which has a locality clause on its resale. Any purchaser must be able to provide evidence that they have either lived or worked in Devon, or a combination of the two, for at least three years immediately prior to the purchase.



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	26	43
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



21 Priory, Bovey Tracey
 Total Area: 87.6 m² ... 943 ft² (excluding workshop/ store)



Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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 Bovey 01626 834534
 Guide Price £200,000
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