



A modern semi-detached family home with a spacious living/dining room, three bedrooms, parking and an enclosed rear garden

22 Mountford Drive | Bovey Tracey | TQ13 9GJ





PROPERTY TYPE

Mid Terraced House  
Freehold



SIZE

823 sq ft



LOCATION

Village



AGE

New Build



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

83 (B)



COUNCIL TAX BAND

C



### in a nutshell...

- Modern fitted kitchen
- Large, light and airy living/dining room
- Downstairs cloakroom
- Three good sized bedrooms
- Light and natural décor throughout
- Enclosed rear garden
- Two allocated parking spaces
- Ideal home for a growing family







## the details...

New to the market is this modern, semi-detached family home with three bedrooms an enclosed rear garden and parking, on a recent development on the outskirts of the popular moorland town of Bovey Tracey.

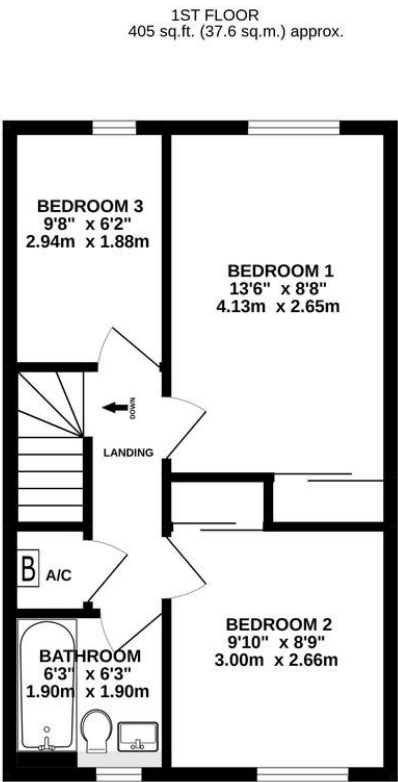
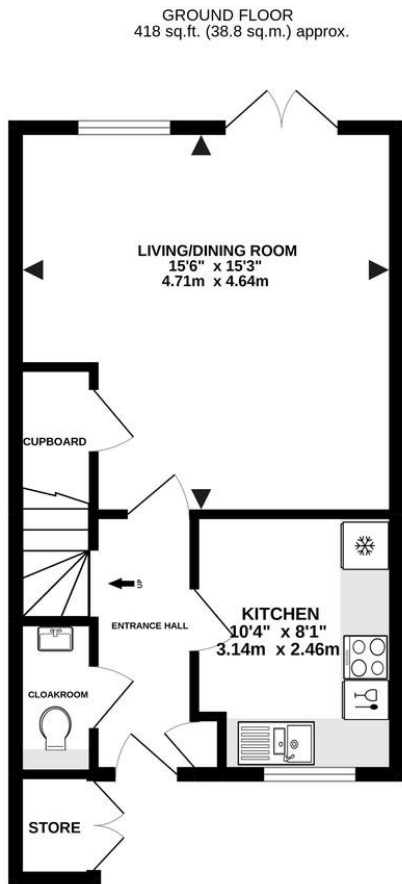
Inside, it is well-presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double glazing. The ground floor comprises of an entrance hallway with a turning staircase to the first floor, a convenient ground floor cloakroom with a hidden-cistern WC and basin, a spacious living/dining room with an under-stairs cupboard and loads of light from a window and French doors to the garden. There is a good-sized kitchen with plenty of worktop and cupboard space. It has a built-in double-oven with a ceramic hob and filter hood above, an integrated fridge/freezer, a slimline dishwasher and space with plumbing beneath the worktop for a washing machine.

Upstairs, there are three light and airy bedrooms, two doubles and a single, both doubles with fitted wardrobes, a family bathroom which contains a bath with a shower and glass screen above, a hidden-cistern WC and a basin, and an airing cupboard above the stairs with slatted shelving for linen, also housing the condensing combi-boiler which provides the central heating and hot water on demand.

Outside, the rear garden is a manageable size and is fully enclosed making it safe for both children and pets. There is a lawn and a terrace of paving creating a great outside space for entertaining, be it a barbecue or alfresco dining. A gate at the rear provides access to the parking area where there are two numbered, allocated spaces.



the floorplan...



TOTAL FLOOR AREA : 823 sq.ft. (76.4 sq.m.) approx.

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## the 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. 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.

### Shopping

Late night pint of milk: Tesco Express 1 mile

Town centre: Bovey Tracey 0.8 mile

Supermarket: Co-op 0.9 mile

Newton Abbot: 6.3 miles

Exeter: 14.2 miles

### Relaxing

Beach: Teignmouth 10 miles

Tennis courts, swimming pool, football and playground: 1.4 miles

Haytor Rocks: 5 miles

Bovey Tracey Golf Centre: 1.8 miles

### Travel

Bus stop: Bradley Road 0.2 mile

Playpark: Approx. 250 ft.

Train station: Newton Abbot 6.4 miles

Main travel link: A38 2.5 miles

Airport: Exeter 17.6 miles

### Schools

Primary: Bovey Tracey 1 mile

Primary: Blackpool School 3.8 miles

Secondary: South Dartmoor College 8.2 miles – Local bus

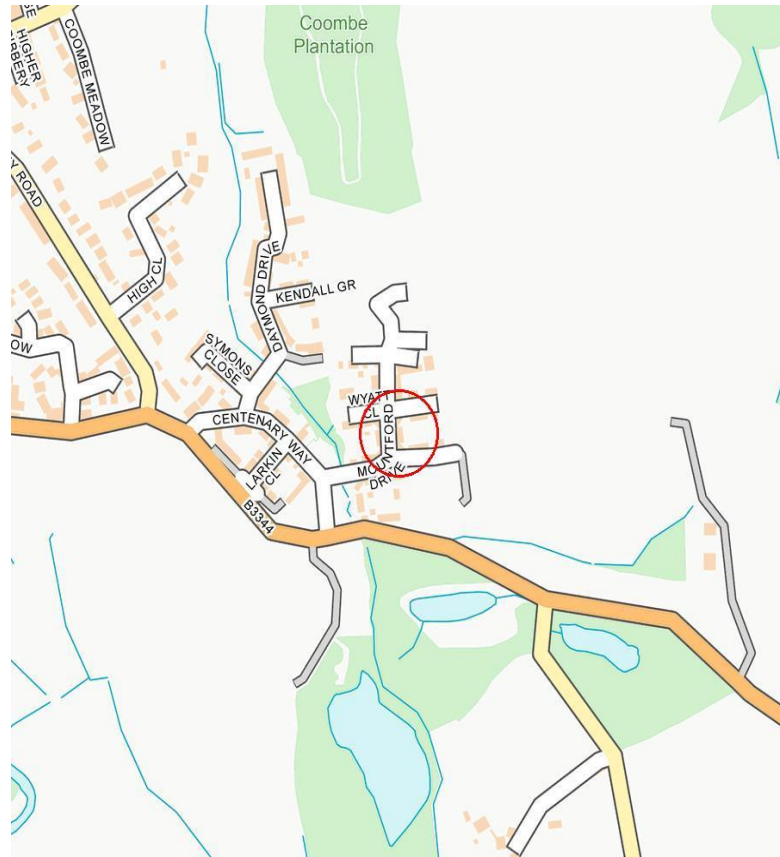
Private: Stover School: 3.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9GJ**

## how to get there...

From the Complete office in Bovey Tracey turn into Le Molay Littry Way and continue to the end of the road, passing the turning for Bradley Road, then take the second turning on the left onto Centenary Way. Turn right onto Mountford Drive. Continue up the hill where the property can be found on the right.





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