



A detached family home with four bedrooms, a master ensuite, double garage and a wonderful rear garden.

12 Symons Close | Bovey Tracey | TQ13 9GW



thoroughly good property agents



PROPERTY TYPE

Detached property



SIZE

1,646 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Double garage and off road parking



OUTSIDE SPACE

Extensive rear garden



EPC RATING

85



COUNCIL TAX BAND

E



in a nutshell...

- Beautifully presented throughout
- Bright and airy living room with bay window
- Downstairs utility/cloakroom
- Spacious and modern kitchen/diner
- Study
- Master bedroom ensuite
- Double garage
- Extensive rear garden





the details...

A fabulous modern detached family home with four double-bedrooms, master en suite, a double garage and an extensive, enclosed rear garden, on a recent development, in the sought-after town of Bovey Tracey.

A tarmac driveway provides parking for two cars in front of the garage and a paved path leads to the entrance sheltered beneath a storm porch, beside a front garden with an area of lawn bordered by a bed of hardy shrubs. Inside it is beautifully presented with light and neutral decor throughout. It has a modern feel, plenty of light and feels warm and welcoming with plush carpets and gas central heating.

The entrance hallway has a tiled floor with an inset doormat, a staircase rising to the first floor with a handy store cupboard beneath and a door into a cloakroom/utility, where there is a hidden-cistern WC and basin, a worktop and fitted storage units and an integrated washing machine. Off the side of the hall is a carpeted study with plenty of light from a window to the front and is ideal for those working from home.

The tiled floor continues from the hallway into a spacious kitchen/dining room which is filled with light from a wide window and French doors to the garden. It has a modern fitted kitchen with worktop space along three sides and an extensive range of elegant high and low-level fitted units, in a shade of grey, providing plentiful cupboard space. It doesn't just look good it is well-equipped too with a built-in eye-level double-oven, a separate five-burner gas hob with a glass splashback and stainless-steel extractor hood above, and an integrated fridge/freezer and dishwasher. The wonderful dining area has space for eight or ten around a table, perfect for a dinner party or a family celebration, and elegant French doors lead into the generously-sized living room which is filled with light from a window to the side, a bay window to the front and feels cosy despite its generous size.

Upstairs, the master bedroom is a roomy double, flooded with light from a bay window to the front and has a fitted wardrobe with sliding mirror doors and an en suite shower room with a tiled floor containing a double-shower, a hidden-cistern WC, a basin and a heated towel rail. There are three further bedrooms, all light and airy doubles, the two at the rear having views over the garden, rooftops and the countryside beyond with a glimpse of the moors. The family bathroom has a tiled floor and contains a bath with shower and glass screen above, a hidden-cistern WC, a basin and a heated towel rail. The landing has an airing cupboard with a slatted shelf for linen and containing an unvented hot water cylinder. A hatch in the landing ceiling provides access to the loft space where there is additional light storage for Christmas decorations, packing boxes and the like.

Outside, the garage is a double with twin up and over doors, lights, power and storage above in the rafters.

The rear garden is surprisingly large and is beautifully landscaped with a wide terrace of paving perfect for entertaining guests, be it alfresco dining or a barbecue and timber edged gravel steps lead up to an area of lawn bordered by timber-edged beds well-stocked with all varieties of plants and shrubs and fully enclosed by timber fencing is safe for both children pets. Double picket gates, beneath an arbour, lead through into a second fully-enclosed area of garden beneath an oak, which is low-maintenance having decorative gravel punctuated by a selection of juvenile trees. A gate at the end leads into a further area of ground ideal for a vegetable patch or compost heap perhaps. There are outside security lights, on movement sensors and an area of gravel behind the garage provides a useful storage space and a paved path leads down the side of the property where there is a gate to the front providing alternative access, and splash-proof power sockets and an outside tap for convenience.



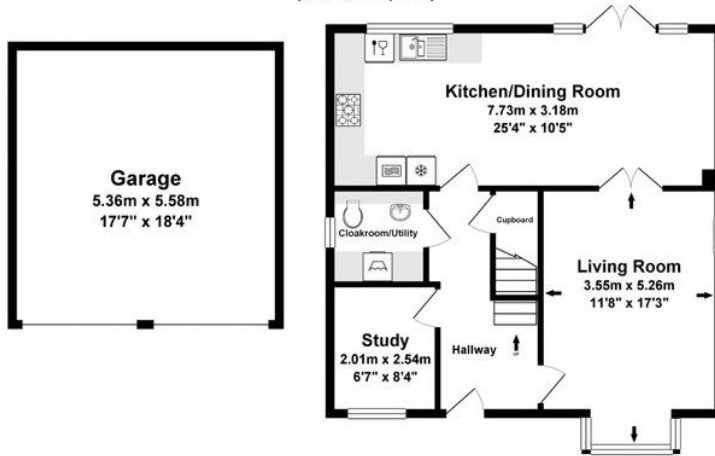
what the owner loves most...

“Bovey Tracey is such a lovely town. The property is located in a quiet position and offers stunning views from the rear garden”.

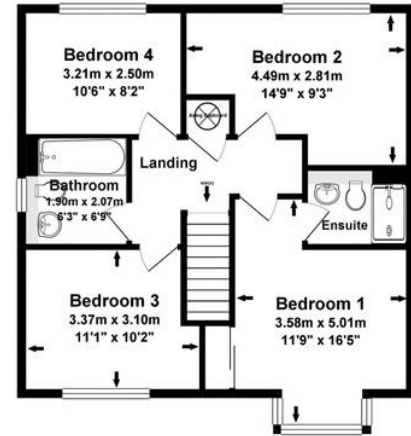


the floorplan...

Ground Floor 91.42 sq. m.
(984.07 sq. ft.)



1st Floor 61.50 sq. m.
(662.02 sq. ft.)



TOTAL FLOOR AREA : 152.93 sq. m. (1646.09 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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bear in mind...

This property offers spacious and versatile accommodation, ideal for a growing family.



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. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. 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. There is a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co-op 0.8 mile
Town centre: Bovey Tracey 0.8 mile
Supermarket: Tesco Express 0.9 mile
Newton Abbot: 6.4 miles
Exeter: 14.2 miles

Relaxing

Beach: Teignmouth 10 miles
Park, dog walk, cycle route and swimming pool: Bovey Tracey 0.9 mile
Stover Golf Club: 3.2 miles

Travel

Bus stop: Within Williams Gate
Train station: Newton Abbot 6.6 miles
Main travel link: A38 Drumbridges 2.9 miles
Airport: Exeter 17 miles

Schools

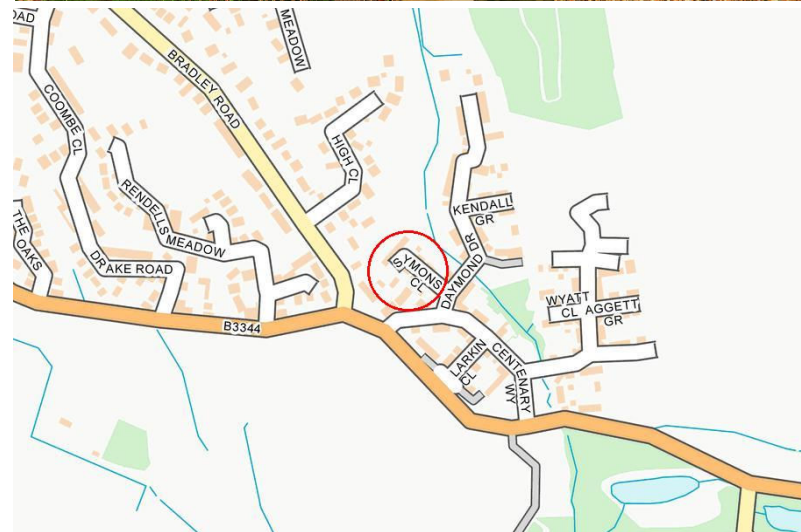
Bovey Tracey Primary School 1 mile
South Dartmoor Community College: Local bus 8.2 miles
Stover School 3.6 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9GW**

how to get there...

From our Bovey Tracey Office, turn into Le Molay-Littry Way/B3344 and continue for approximately 0.5 mile and turn left into Williams Gate. Follow the road around taking the first left, next first left and left again where the property can be found on the right identified by the For Sale board.





Need a more complete picture? Get in touch with your local branch...

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