



20 Southbrook Road, Bovey Tracey - TQ13 9YZ

£440,000 Freehold

A Four Bedroom Detached House with Garage, Pretty Rear Garden and Countryside Views, located on an elevated position within a quiet cul-de-sac close to the town of Bovey Tracey.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Entrance Hall: 3.08m x 1.79m (10'1" x 5'10")

Lounge: 5.73m x 3.55m (18'10" x 11'8")

Dining Room: 3.40m x 2.71m (11'2" x 8'11")

Kitchen: 3.65m x 2.79m (12'0" x 9'2")

Bedroom: 3.58m x 3.14m (11'9" x 10'4")

Bedroom: 3.40m x 2.12m (11'2" x 6'11")

Bedroom: Bedroom: 3.03m x 2.88m (9'11" x 9'5")

Bedroom: 2.90m x 2.04m (9'6" x 6'8")

Bathroom: 2.46m x 1.98m (8'1" x 6'6")

Garage: 5.47m 2.80m (17'11" x 9'2")

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£2,647p.a 2022/23)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating

AGENTS INSIGHT:

"This lovely home is ideally located at the top of a Cul de sac, providing a peaceful place to live. Being elevated, it provides countryside views from both the front and the rear and whilst relaxing in the garden. The current owner has been here since it was built and the whole family enjoyed growing up with space and a feeling of being in the countryside. The babbling brook at the end of the garden has always been a favourite feature too."



STEP OUTSIDE:

The front garden is laid to lawn with a variety of shrubs, bushes and a tree. There is a paved pathway to the front door and leads to the wooden gate to the side with access to the rear garden. To the side a tarmaced driveway provides ample parking in front of the single garage. This has an up and over door, a side pedestrian door, power and light connected and eaves storage above. The rear garden is mainly laid to lawn with a patio area close to the rear of the property providing a lovely seating area to enjoy the garden and views of the countryside. There is a brook running at the end of the garden creating a peaceful water feature to enjoy. There is a summer house which has power and light connected. The garden is fully enclosed by wooden fencing and has an array of flower bed borders, adding colour to this pretty garden.



LOCATION:

This detached house is ideally located on an elevated position, in a quiet cul-de-sac, close to the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The Town also benefits from good sporting facilities, including an outdoor swimming pool, sports field, cricket club, and tennis club. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		72	83



STEP INSIDE:

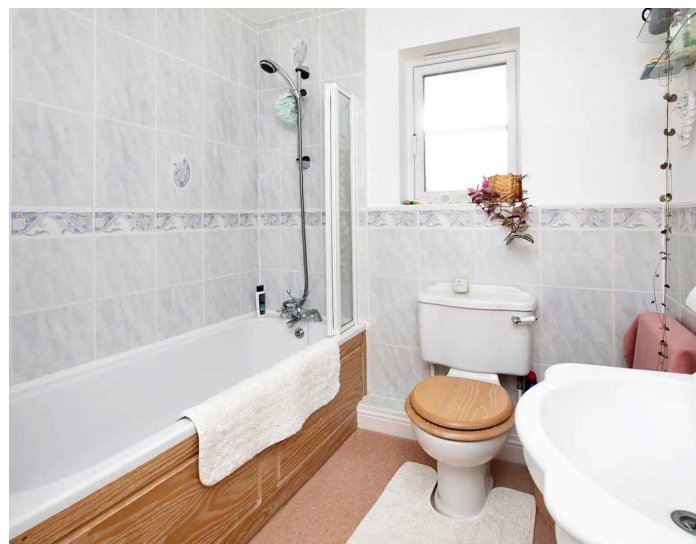
Entering through the front door via an open covered archway, the inviting, spacious entrance hall has a downstairs WC and basin. Stairs rising to the first floor and a door to the living room. This has a bay window and an inset gas fire with wooden mantle. Double doors lead through to the dining room with French doors opening out to a paved patio seating area and a further door to the kitchen. The kitchen has space for a small breakfast table and chairs. It has a built in electric oven and gas hob with extractor fan over. There are spaces for a slimline dishwasher, a fridge and a washing machine. The wall mounted Baxi boiler is in one of the kitchen cupboards. A handy under stairs cupboard provides additional storage and a door to one side gives access to the rear garden.

The first floor landing has a pretty arched window providing natural light and there is an airing cupboard with slatted shelving and a hot water tank. Access to the part boarded loft with a pull down ladder and light connected.

The master bedroom has countryside views to the front and a built in wardrobe. The en-suite shower room comprises shower cubicle, WC and basin. There are three further bedrooms, a double and two good sized single bedrooms, all with countryside views.

The family bathroom comprises panelled bath with a mixer tap, shower attachment, a WC and basin.

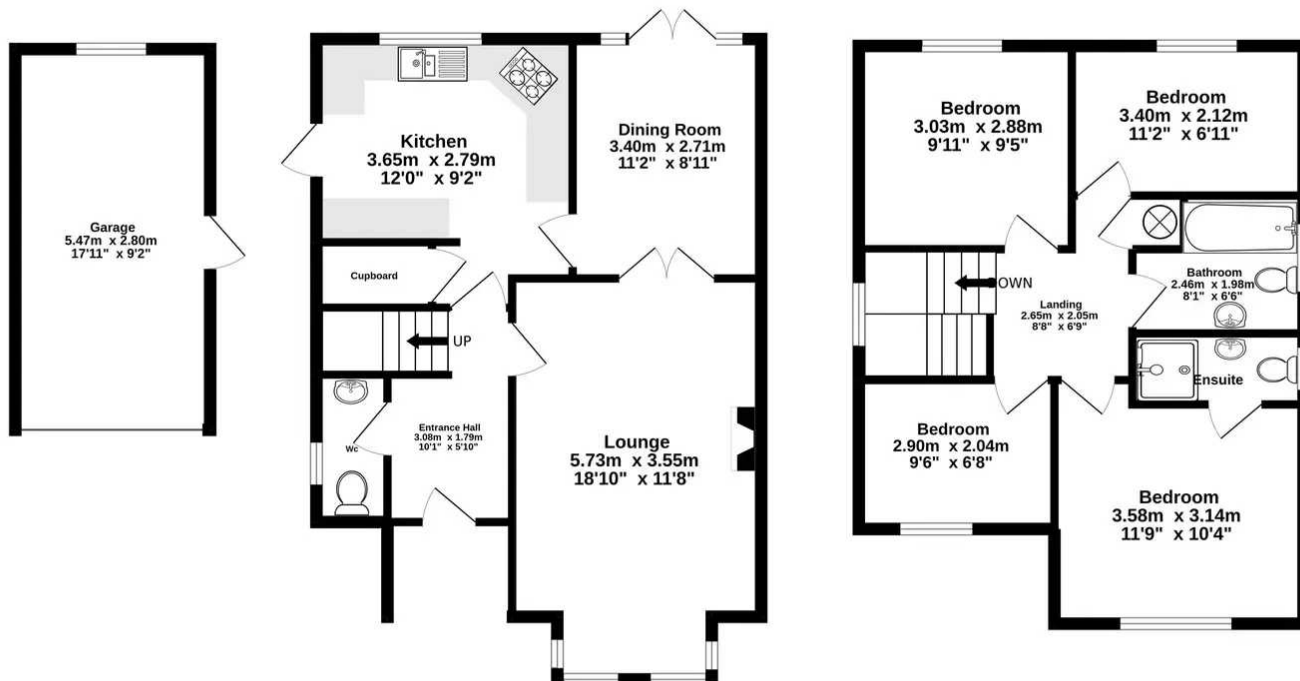
The property is fully Upvc double glazed throughout.



Garage
15.3 sq.m. (165 sq.ft.) approx.

Ground Floor
53.3 sq.m. (573 sq.ft.) approx.

1st Floor
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 117.8 sq.m. (1268 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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