



A stunning, modern and spacious, detached property with three double bedrooms, all ensuite, a garage, parking and an enclosed rear garden, in a quiet cul-de-sac location of similar properties, a short walk from the shops, parks and amenities, in the popular town of Bovey Tracey.

1 Hebditch Close | Bovey Tracey | TQ13 9GU





PROPERTY TYPE

Detached House



SIZE

1,563 sq ft



LOCATION

Bovey Tracey



AGE

6 years Old



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

3



Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

E



in a nutshell...

- Sitting Room with Stove
- Well fitted Kitchen Dining Room
- Utility and Cloakrooms
- Three Double Bedrooms
- 2 with Shower Rooms 1 with Bathroom
- Enclosed Private Gardens
- Garage and Parking
- Close to Local Facilities
- NO ONWARD CHAIN





the details...

Newly built six years ago, this stunning property is beautifully presented with solid-oak internal doors and light and neutral decor throughout giving a contemporary feel, and it is warm and welcoming with gas central heating, underfloor heating downstairs, and double glazing.

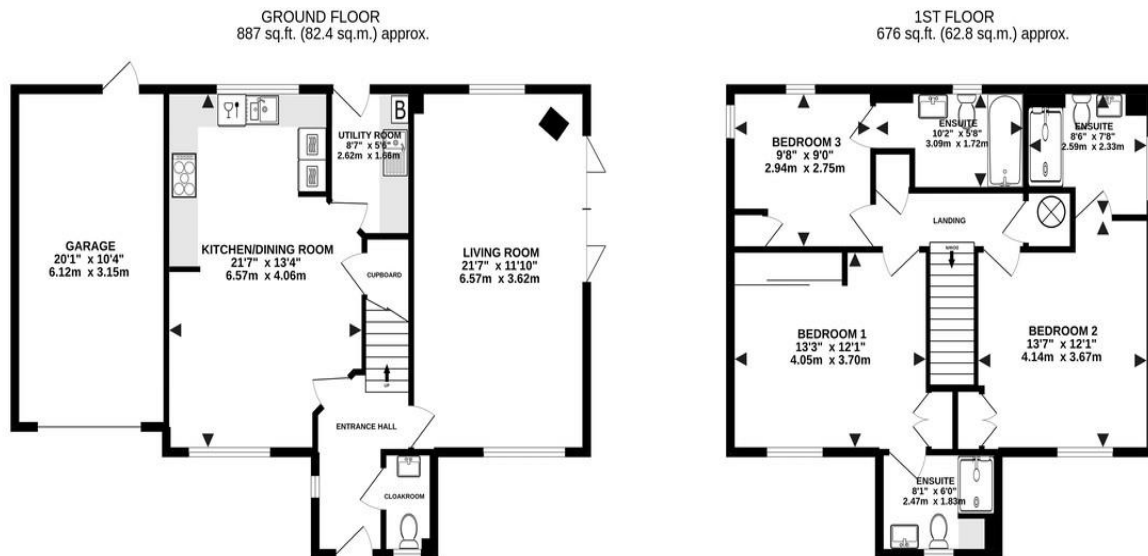
The accommodation comprises of, on the ground floor, a tiled entrance hallway, a convenient ground floor cloakroom with a WC and basin, a staircase to the first floor, and access to a spacious, carpeted living room. Filled with light from windows to the front and rear and folding doors that open fully to extend the inside space outside into the garden, a contemporary woodburning stove that makes a nice feature and focal point for the room. Across the hallway is a fabulous kitchen/dining room with a tiled floor and wide windows to the front and rear filling the room with light. The fitted kitchen has beautiful solid-granite worktops, ample cupboard space in cream, and a range of integrated Smeg appliances including a dishwasher, a fan oven and microwave combination oven, a separate five-ring induction hob and modern filter hood above. There is floor space for an upright fridge/freezer and plenty of room for a dining table and seating, perfect for any occasion. An under-stairs cupboard provides useful storage and completing the ground floor is a separate utility room with more granite worktop and storage, an inset sink with plumbing beneath for a washing machine and tumble drier, and a back door to the rear terrace. A condensing gas system boiler provides the central heating and hot water.

On the first floor, the landing has a cupboard containing an unvented hot water cylinder providing mains-pressure hot water, a light tube providing natural light, and a hatch providing loft access if required. There are three double bedrooms, all with fitted wardrobes and ensuite facilities, two with shower rooms and the third bedroom, currently used as a TV room, with an ensuite bathroom.

Outside, along the rear of the property is an extensive terrace of paving, which continues around the side of the property beside a level lawn, making a fabulous, private outside space for entertaining, be it alfresco dining or a barbecue. It is fully enclosed making it safe for both children and pets and a gate at the front provides alternative access. A courtesy door leads into the rear of the attached, generously proportioned single garage, which has lights, power, and a remote-controlled up and over door, and the block-paved driveway provides parking with more available on road nearby.



the floorplan...



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 sq.m.) 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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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: Tesco 0.6 mile
Town centre: Bovey Tracey 0.6 mile
Supermarket: Tesco (Newton Abbot) 5.4 miles
Exeter: 14.7 miles

Relaxing

Beach: Teignmouth 11.7 miles
Park: 1 mile
Stover Country Park 3.4 miles
Golf: Bovey Tracey Golf club 1.3miles

Travel

Bus stop: (Bradley Rd) 0.1 mile
A38: 2.7miles
Train station: Newton Abbot 7 miles
Airport: Exeter 18.1 miles

Schools

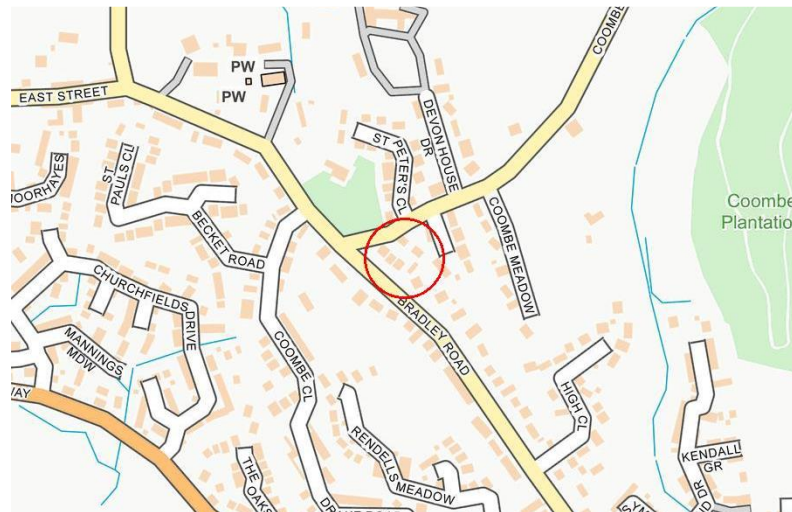
Bovey Tracey Primary School: 0.7 mile
South Dartmoor Community College: 8.6 miles
Stover School: 4.3 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GU

how to get there...

From the office in Bovey Tracey turn into Le Molay-Littry Way and continue on this road, taking the 8th turning on the left into Bradley Road. Proceed up Bradley Road and take the 2nd turning on the right into Coombe Lane and then first right into Hebditch Close, where the property is the first on the left hand side.





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

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