



A spacious and well designed family home situated on the edge of this popular development located on the outskirts of Bovey Tracey benefitting from garage, parking and enclosed garden. Internal viewing is highly recommended to appreciate this comfortable and welcoming home. CHAIN FREE.

3 Larkin Close | Bovey Tracey | TQ13 9GX

complete.

thoroughly good property agents



Semi-Detached House



SIZE
918 sq ft



LOCATION
Bovey Tracey



AGE
Modern



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden



EPC RATING
83 B



COUNCIL TAX BAND
D



in a nutshell...

- Beautiful Kitchen Dining Room
- Dual aspect Sitting Room
- Utility/Cloakroom
- 2 Double Bedrooms
- Master Bedroom Ensuite
- Single Bedroom
- Family Bathroom
- Garage and off road parking
- Enclosed Garden





the details...

A modern semi-detached family home, with three bedrooms, master ensuite, a garage and enclosed garden, on a recent development in the popular moorland town of Bovey Tracey.

Inside, this attractive double-fronted property is beautifully presented with light and neutral décor giving a contemporary feel and is warm and welcoming with gas central heating and double-glazing throughout.

The accommodation comprises of, on the ground floor, an entrance hallway with an elegant porcelain tiled floor and a staircase to the first floor. The cloakroom/utility has a WC, an airing cupboard containing the unvented hot water cylinder, and a worktop with plumbing beneath for a washing machine. The spacious living room with dual-aspect windows including a bay window to the front. A good sized kitchen/dining room with a bay window to the front and French doors to the garden, is fitted with a range of wall and base units with worktops over and incorporates a double oven, a separate gas hob, an integrated fridge/freezer and dishwasher. There is plenty of space for a dining table and seating, perfect for any occasion, and French doors extend the inside space out into the garden.

Upstairs is the master bedroom, an excellent double with a built-in wardrobe, a bay window and a modern ensuite shower room. There are two further bedrooms, another double with dual-aspect windows including a bay to the front, and a good-sized single, currently used as a study, ideal for those working from home. A family bathroom completes the accommodation containing a modern suite comprising of a bath with a shower and glass screen above, a basin and a hidden-cistern WC.

Outside, the French doors open out into a zero-maintenance garden that is fully enclosed making it safe for both children and pets. It has a synthetic lawn and a flagstone-paved patio, great for entertaining, be it a barbecue or a get-together with family and friends. A gate at the rear leads to the single garage, which has lights and power, an up and over door and the driveway in front provides additional parking for up to two cars, with more available on-road nearby if required.

Tenure: Freehold
Council Tax D

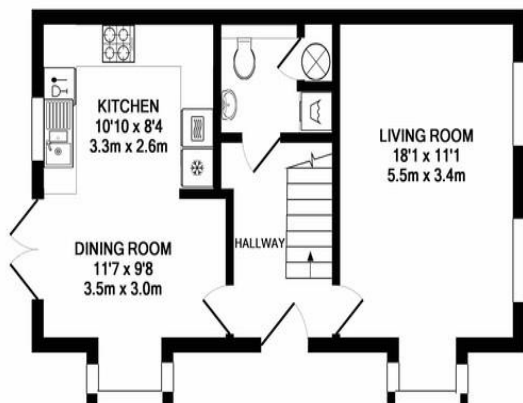


What the owner loves most.....

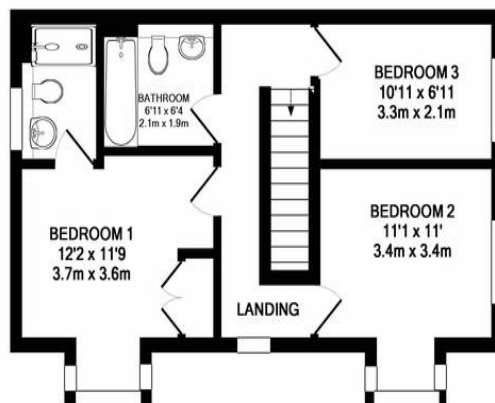
The light and space in our home



the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)
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Our note. For clarification we have prepared these sales particulars as a general guide and 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. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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bear in mind...

Although on a modern development, this lovely home is on the edge and offers a level walk into the town, coffee shops, bus service and doctors' surgery. It is also located close to the picturesque Dartmoor National Park with its many walks, cycle routes and attractions.



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 and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Tesco Express: 0.8 mile

Town centre: Bovey Tracey: 0.9 mile

Supermarket: Co-op 0.7 mile

Exeter: 16.4 miles

Relaxing

Beach: Teignmouth 11.5 miles

Park: Mill Marsh Park 0.7 mile

Swimming pool: 0.2 mile

Bovey Tracey Golf Centre: 1.9 mile

Travel

Bus stop: Tesco Express Bus Stop (Stop B): 0.8 mile

Train station: Newton Abbot 5.6 miles

Main travel link: A38 2.8 miles

Airport: Exeter 19.5 miles

Schools

Bovey Tracey Primary School: 0.9 mile

South Dartmoor Community College: 6.7 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GX

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 taking the left hand turn into Centenary Way and take the next right into Larkin Close, where the property can be found on the left hand side.





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

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