



A fabulous modern mid-terraced family home with three bedrooms, an enclosed rear garden and parking in a convenient location a short walk from the shops, amenities and park, in the sought-after town of Bovey Tracey

15 Dartmoor Court | Newton Abbot | TQ13 9FG

**complete.**

thoroughly good property agents



PROPERTY TYPE

Mid Terraced House



SIZE

915 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Rear Courtyard



EPC RATING

75 C



COUNCIL TAX BAND

C



### in a nutshell...

- Lovely Kitchen
- Cloakroom
- 3 Bedrooms
- Master Bedroom Ensuite
- Family Bathroom
- Enclosed Rear Courtyard
- Allocated Parking
- Visitors Parking
- Close to all towns facilities

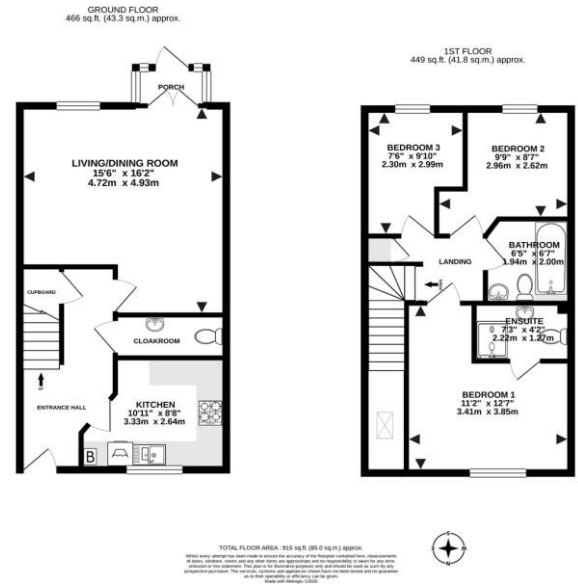


## the details...

A foot path leads along the front of the terrace to the entrance sheltered beneath a storm porch and inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

The entrance hallway has an oak-effect laminate floor, a carpeted staircase rising to the first floor with a cupboard beneath and a convenient ground floor cloakroom with a WC and basin. A door leads into the living/dining room which is L-shaped and spacious with a window to the garden and French doors to a rear porch where there is storage for coats and shoes. It has laminate flooring throughout and plenty of space for a table and seating for four or six places ideal for any occasion. The kitchen is a good size with a tiled floor and plenty of granite-effect worktops on three sides with tiled splashbacks. There is a range of light wood-effect fitted base, drawer and wall units providing ample cupboard space, a built-in fan-oven with a gas hob and stainless steel extractor hood above, and an integrated washing machine, space beneath the worktop for a slimline dishwasher, and floor space for an upright fridge/freezer. There is a one and a half-bowl stainless-steel sink with a mixer tap beneath the window to the front, and a condensing system boiler is hidden within a matching wall cabinet, providing the central heating and hot water.

Upstairs, the master bedroom is a good size with plenty of light from a wide window to the front. It has an en suite shower room which has a durable vinyl floor and contains a shower, a pedestal basin and a WC, all in white. There are two further light and airy bedrooms, a double and a single. The family bathroom has a vinyl floor and part-tiled walls containing a bath with a shower attachment, a pedestal basin, a WC and a chrome heated towel rail, and the landing has an airing cupboard with a hot water cylinder and slatted shelving for linen, and a hatch in the ceiling provides access to the loft space where there is additional light storage.



Outside, the rear garden is fully paved and low-maintenance, making a nice space for a barbecue or sharing a bottle of wine with friends and family. A gate at the rear leads into a communal parking area where there is one allocated parking space together with a number of shared visitors' slots.





## 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.

### Shopping

Late night pint of milk: Co-op 0.2 mile  
Town centre: Bovey Tracey 0.3 mile Newton Abbot: 6 miles  
Supermarket: Tesco Express 0.3 mile  
Exeter: 16.3 miles

### Relaxing

Beach: Teignmouth 11 miles  
Park & swimming pool: 0.3 mile  
Tennis courts, dog walk, cycle route: 0.3 mile  
Stover Golf Club: 2.8 miles  
Haytor, Dartmoor: 3.9 miles

### Travel

Bus Stop: Station Road  
Train station: Newton Abbot 6.2 miles  
Main travel link: A38 2.6 miles  
Airport: Exeter 19.9 miles

### Schools

Bovey Tracey Primary School: 0.4 mile  
South Dartmoor Community College: 7.9 miles (school bus)

Please check Google map for exact distances and travel times.

**Property Postcode TQ13 9FG**

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

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