



66 De Tracey Park, Bovey Tracey - TQ13 9QT

£380,000 Freehold

This Pretty, Three Bedroom Home is Definitely One to see. With Stunning Countryside Views and ideally Located to the Town Centre, this Would make a Wonderful Home. There is a Single Garage and Driveway.


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Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 3.94m x 3.44m (12'11" x 11'3")

Dining Room: 3.52m x 2.70m (11'7" x 8'10")

Sun Room: 2.70m x 2.23m (8'10" x 7'4")

Kitchen: 3.52m x 2.58m (11'7" x 8'6")

Bedroom: 3.66m x 3.40m (12'0" x 11'2")

Bedroom: 3.80m x 3.40m (12'6" x 11'2")

Bedroom: 2.38m x 2.32m (7'10" x 7'7")

Bathroom: 1.90m x 1.80m (6'3" x 5'11")

Garage: 5.21m x 2.67m (17'1" x 8'9")

SELLERS INSIGHT:

"We moved in here 26 years ago and have loved every minute of it. Many happy days looking out at the views, from the rear, across the rolling countryside. Our home is ideally situated close to the town with an easy walk to the shops. We are now looking at relocating to be near our family in a bungalow as the legs aren't what they were, so living on one level would be beneficial to us now. Time to move on and find another lovely home to call our own."

USEFUL INFORMATION:

Heating: Gas central heating.

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2165.95pa 2022/23)

EPC Rating: D - Tenure: Freehold



STEP OUTSIDE:

The front garden has been planted out with pretty shrubs which is framed with gravelled areas. The driveway leads to a single garage with an up and over door, eaves storage and power & light connected. Steps down to the front door with a pathway giving access via a wooden gate to the rear garden, through a covered walkway. Cleverly tucked away at the side of the garage are cupboards which currently house the washing machine, tumble dryer and freezer. The rear garden is on two tiered levels, there is an array of mature shrubs, bushes and plants well laid out to create a beautiful place to spend relaxing. Many paved areas provide plenty of places to put chairs and benches. There is a wooden garden shed for storage and a Summer House. To one side of the property there is a greenhouse and vegetable patch. This garden is a credit to the current owners and in the summer there is an abundance of colour.



LOCATION:

Ideally located in a popular residential area, 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 a swimming pool and a sports field/ tennis court. 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.





STEP INSIDE:

Through the front door there is a hallway with a downstairs WC, stairs rising to the first floor with a useful under stairs cupboard. To the right a door leads to the living room with a gas fire and pretty surround and an archway leads to the dining area. a small step down takes you into a conservatory with a door leading down steps to the rear garden. A wonderful room to take in the exceptional views of the countryside. From the hallway a door leads through to the kitchen, fitted with a dishwasher, built in eye level electric oven and gas hob with extractor hood over. There is ample storage and a space for fridge/freezer. A side door leads to a covered walkway leading to the front of the property and to the rear garden.

The first floor landing has a window bringing in plenty of light, an airing cupboard housing the water tank, a hatch for access to the part boarded loft space with a pull down ladder and light connected.

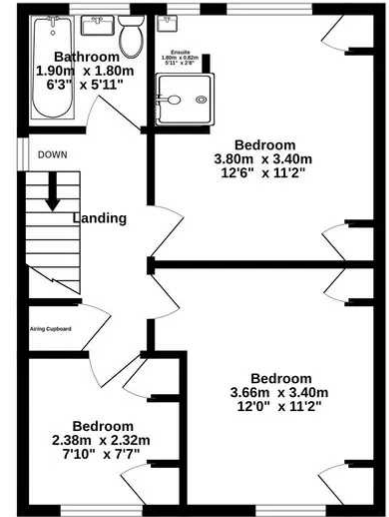
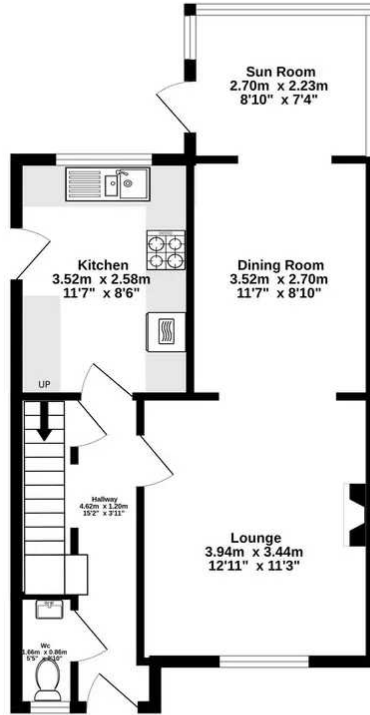
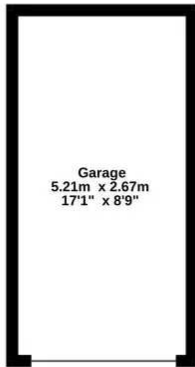
The main bedroom has an additional shower room with a basin and built in wardrobes. There are two further bedrooms, both with built in storage space. The shower room has a shower cubicle, a WC and basin. There is room to replace the shower with a bath if required.



Ground Floor
46.5 sq.m. (501 sq.ft.) approx.

1st Floor
39.5 sq.m. (426 sq.ft.) approx.

Garage
13.9 sq.m. (150 sq.ft.) approx.



TOTAL FLOOR AREA : 100.0 sq.m. (1076 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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