



## 10 Bonds Meadow, Bovey Tracey - TQ13 9JE

£325,000 Freehold

A Semi-Detached House with 3/4 bedrooms, Lounge, Dining room, Kitchen and Conservatory. It has an Integral Garage with Driveway. Pretty, Matured Front and Rear Gardens and Close to Town. Available With No Onward Chain.

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**ROOM MEASUREMENTS:**

Lounge: 5.32m x 3.25m (17'5" x 10'8")

Dining Room: 2.79m x 2.43m (9'2" x 8'0")

Kitchen: 3.25m x 2.79m (10'8" x 9'2")

Conservatory: 5.68m x 3.09m (18'8" x 10'2")

Bedroom: 3.33m x 3.04m (10'11" x 10'0")

Bedroom: 3.84m x 2.82m (12'7" x 9'3")

Bedroom: 2.64m x 2.10m (8'8" x 6'11")

Bedroom: 2.64m x 2.26m (8'8" x 7'5")

Bathroom: 2.49m x 2.32m (8'2" x 7'7")

Garage: 5.29m x 2.43m (17'4" x 8'0")

**SELLERS INSIGHT:**

" I have been very happy here since it was first built. Town is not very far away and there are wonderful walks along the footpaths, by the river Bovey and through wooded areas or to Bullands playing fields. From the first floor you can see the moors which makes it feel like you are in the countryside. It is time for another family to make many happy memories in this lovely home and I shall miss it, but it is time for me to move on."

**USEFUL INFORMATION:**

EPC Rating: C / Tenure: Freehold

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Ideal Vogue Max System 18

Condensing Boiler (installed in 2020 -12 year warranty)

Council Tax Band: D (2272.15p.a 2023/24)

**STEP OUTSIDE:**

The front has a lawned area with a beautiful magnolia tree, shrubs and flower beds. A driveway leads up to the garage. There is a side gate for access to the rear garden. This has a paved patio seating area for outside dining and barbeques, which attracts the sun in the afternoons and evenings. A few steps lead to the mature rear garden, with an array of shrubs and plants including wisteria & acer palmatum. The lawned area leads to a tapered end, with a wooden garden shed for storing tools etc.

Integral Garage with up and over door and eaves storage. One end is currently used for freezer, washing machine and dryer so has electric/plumbing/drainage connected.

One parking space is available on the driveway

**LOCATION:**

This property is located in a popular, residential area, with easy access to the town centre. Known as the "Gateway to the Moors", Bovey Tracey 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.



#### STEP INSIDE:

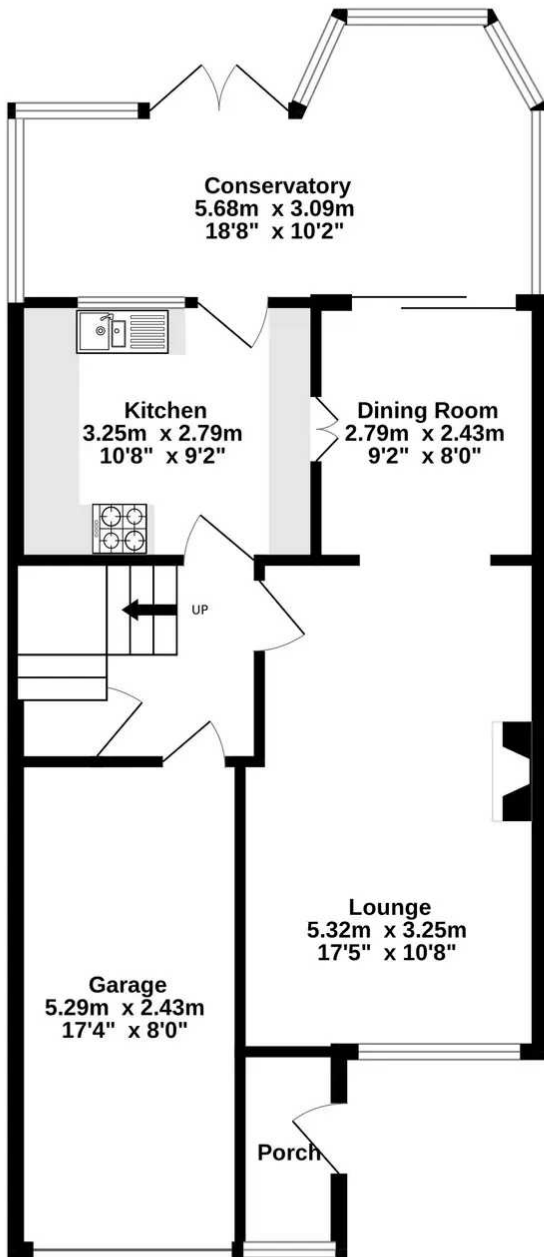
The front door leads into a useful porch area for storing shoes, boots and coats. The flooring is solid maple. A second internal door leads into the lounge with dual aspect windows bringing in maximum light and a view of the rear garden. There is a gas fire with a mantel and hearth providing a focal point to the room. Laminate runs through an archway to the dining room and sliding patio doors provide access to the conservatory. This is lovely addition to the property was updated in 2016 with replacement windows, French doors out to the garden and a Pilkington Active blue roof, which is solar controlled and self-cleaning. There is a 10 year guarantee certificate on this. The kitchen which has access from the inner hallway and through the conservatory provides ample storage space, has an electric double oven, gas hob and extractor hood built in. There is space for a dishwasher and a fridge/freezer. Further appliances are currently housed in the integral garage.

First floor landing has access to the loft space. The first floor accommodation is where you can get creative. Currently there are two double bedrooms and the third large double bedroom has been split into two rooms. It has been separated by a stud type wall which can be removed if required. Whilst it is as it is, this can provide two single bedrooms or makes for a perfect child's room, with a place for play and a place for sleeping (both have windows) or his and hers office spaces. The gas boiler which was installed in 2020, can be found in a cupboard in one of the bedrooms.

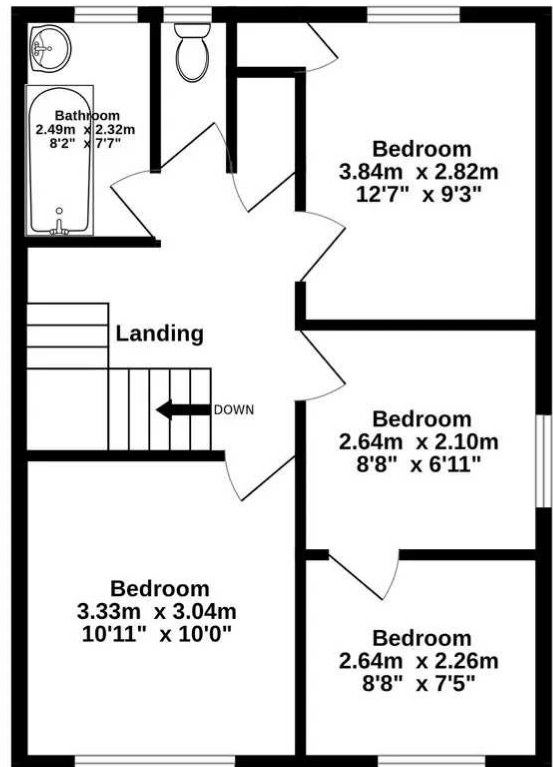
The bathroom and separate WC have solid oak flooring, it has a bath, basin and WC is next to the bathroom. This property has been very well maintained since it was built by the current owner. It is available with no onward chain which is always a bonus.



**Ground Floor**  
67.1 sq.m. (722 sq.ft.) approx.



**1st Floor**  
41.2 sq.m. (443 sq.ft.) approx.



**TOTAL FLOOR AREA : 108.3 sq.m. (1166 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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