



A superb, spacious, modern, detached family home with five bedrooms, two ensuite, a study, a garage, and an enclosed rear garden, in a quiet position with woodland views in the popular town of Bovey Tracey.

35 Templer Place | Bovey Tracey | TQ13 9GN

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,706 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

4



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

78 C



COUNCIL TAX BAND

E



in a nutshell...

- Sitting Room with door to Garden
- Dining Room
- Study
- Well fitted Kitchen
- Utility Room & Cloakroom
- 5 Bedrooms – 2 Ensuite
- 2 Further Shower Rooms
- Landscaped Gardens
- **MOST HIGHLY RECOMMENDED**





the details...

Inside, this fabulous property is beautifully presented throughout with stylish and light décor, is warm and welcoming with gas central heating and double-glazing and is arranged over three floors offering spacious and versatile accommodation, ideal for a family.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a cupboard and a cloakroom beneath, a dining room, perfect for a dinner party or a family celebration, a light and airy living room with a fireplace fitted with a flame-effect electric heater and windows and French doors to the garden. The modern kitchen has elegant solid worktops and a range of oak-fronted cabinets providing ample cupboard space, well-equipped with an eye-level double-oven, induction hob and filter hood, an integrated dishwasher and fridge/freezer, and in a separate utility room there is more worktop space, a sink and plumbing beneath for a washing machine and tumble drier. The condensing system boiler is hidden within a matching wall cabinet.

On the first floor is the stunning master bedroom with fitted wardrobes, a wonderful view over neighbouring woodlands from its French doors and Juliette balcony, and a modern ensuite shower room. There are two further light and airy bedrooms, a double with fitted wardrobe and an ensuite shower room, and a large single. Completing this floor, is a family bathroom and an airing cupboard containing an unvented hot water cylinder. The staircase continues up to the second floor where there are two further double bedrooms both with dormer windows to the front, and a modern shower room.

Outside, the landscaped rear garden is a generous size and is fully enclosed making it safe for both children and pets. There is a large terrace of paving, a healthy level lawn, and a separate paved patio, providing a choice of venues for entertaining, be it alfresco dining or a barbecue. A gate at the rear leads to the single garage that has lights, power and an up and over door to the tarmac driveway that has additional parking for two cars. There is an outside tap for convenience, and a gate at the side of the property provides alternative access to the front, where there is a front garden enclosed by railings with composite decking, making a fabulous sunny space in which to enjoy the woodland view and tranquil surroundings.

Tenure: Freehold
Council Tax Band: E

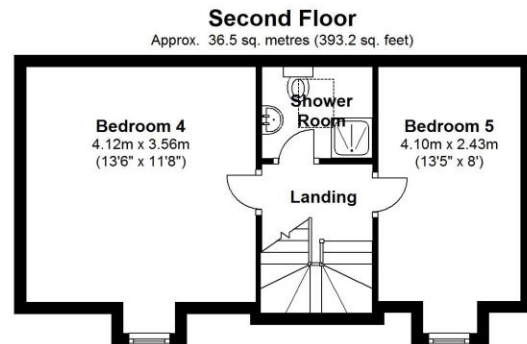
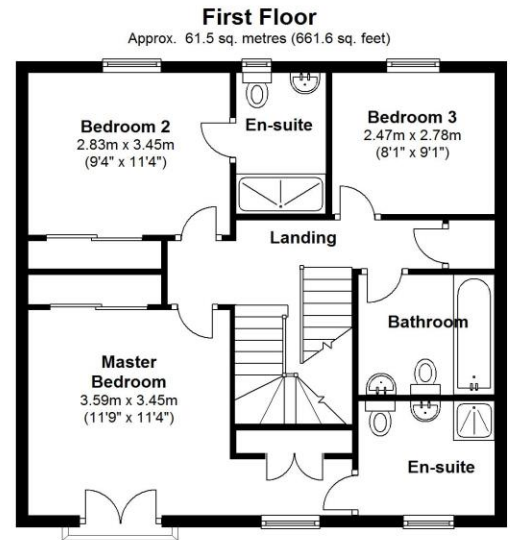
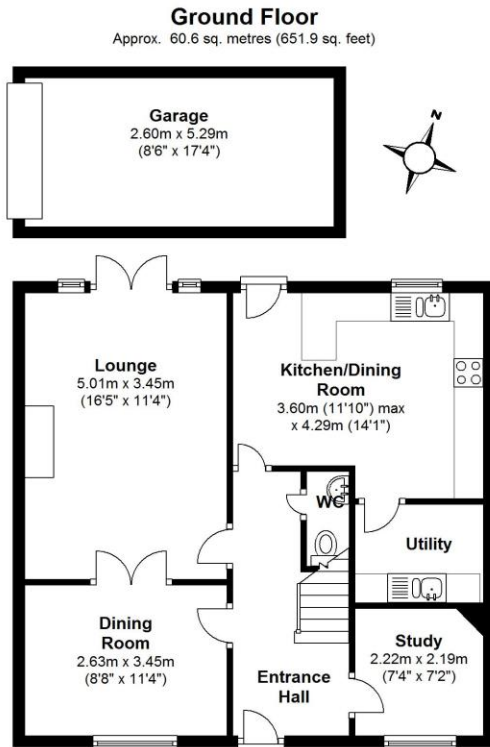


what the owner loves most...

The light and airy rooms, the tranquil feel of our home and having the plantation on our doorstep.



the floorplan...



Total area: approx. 158.5 sq. metres (1706.6 sq. feet)

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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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 main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pick of milk: Co-Operative Garage, end of the road

Town Centre: Bovey Tracey 1.6 miles

Supermarket: Bovey Tracey 1.6 miles

Exeter: 15.5 miles

Newton Abbot: 5.3 miles

Relaxing

Beach: Teignmouth 10.8 miles

Playground, lake and Country Trail on Site

Park: Bovey Tracey 0.5 miles - including swimming pool, park, playground, tennis and cricket

Golf: Stover 2 miles

Travel

Bus stop: End of the road

Train station: Newton Abbot 5 miles

Main travel link: A38 Drumbridges 0.5 miles

Exeter Airport: 19 miles

Schools

Bovey Tracey Primary School: 1.4 miles

Liverton Primary School: 2.5 miles

South Dartmoor Community College: 7.2 miles

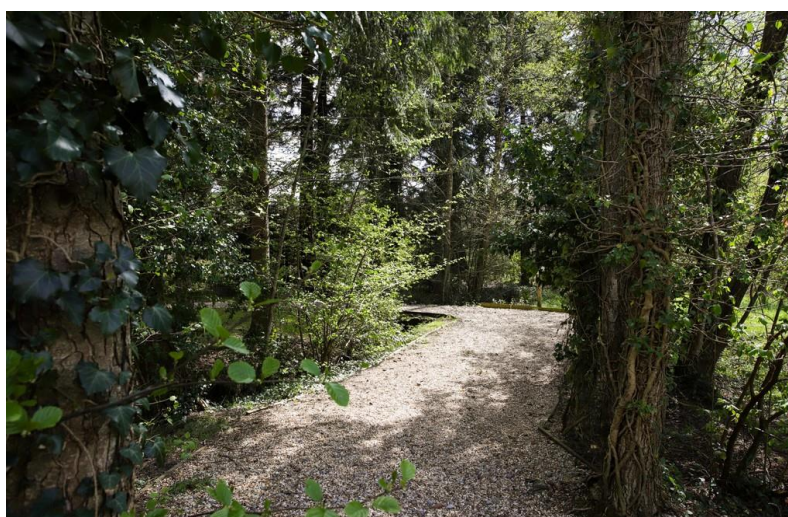
Stover School (private): 2.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GN

How to get there...

From the A38 take the Drumbridges exit and follow the sign to Bovey Tracey. Keep to the left lane and continue through the traffic lights and just after the Texaco Garage & Shop turn left into Templer Place. (If you reach the roundabout you have past the turning). Proceed into Templer Place, take the second turning on the left, then right and left again where the property can be found on the left.





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

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