



## 17 Kiln Close, Bovey Tracey - TQ13 9YL

£350,000 Freehold

In need of a bit of TLC, Ready to put your Own Stamp on, this Detached Three Bedroom Bungalow is Situated in a Popular Residential Location. Positioned on a Corner Plot, it Provides a Good Sized Rear Garden. There is a Garage and Driveway. Available with no Onward Chain.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE

**ROOM MEASUREMENTS:**

Lounge: 4.30m x 3.59m (14'1" x 11'9")  
 Dining Room: 2.80m x 2.58m (9'2" x 8'6")  
 Kitchen: 3.25m x 3.02m (10'8" x 9'11")  
 Bathroom: 2.21m x 1.67m (7'3" x 5'6")  
 WC: 1.49m x 0.89m (4'11" x 2'11")  
 Bedroom: 3.61m x 3.00m (11'10" x 9'10")  
 Bedroom: 3.28m x 3.22m (10'9" x 10'7")  
 Bedroom: 2.75m x 2.52m (9'0" x 8'3")  
 Garage: 5.27m x 2.61m (17'3" x 8'7")

**AGENTS INSIGHT:**

"The current layout lends itself to be versatile for a new owner to create a different one. Currently the dining room leads from the living room however it is next to the kitchen so would be fairly simple to take the wall down and have a kitchen/ diner should this be preferable. (subject to relevant building consents)

Located at the rear, it would make a perfect entertaining space. This property needs to be viewed to be appreciated and we would be happy to show you around"

**USEFUL INFORMATION:**

Tenure: Freehold  
 Council Tax Band: D (£2,279 approx\* PA)  
 Local Authority: Teignbridge District Council  
 Services: Mains water, drainage, electricity and gas  
 EPC Rating: D  
 Constructed in 1995 approx.

**STEP OUTSIDE:**

To the front there is a lawned area wrapping around to the side with bushes and shrub beds bordering the bungalow. A tarmac driveway leads to the single garage. A side access gate leads to the rear garden. Located on a corner plot, this bungalow benefits from a wrap around garden surrounding the property, mostly laid to lawn with various mature hedges, shrubs and trees lining the property. The rear garden also has a paved area perfecting for a seating space. Access to the rear garden is via a gated entrance at the side of the property and via the kitchen with one step down from the back door. In need of some TLC, this garden has huge potential, is not over looked and has been made secure with wooden fencing, creating a private and safe space.

**LOCATION:**

This charming bungalow is in a cul de sac location, giving good 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 and a sports field/ tennis courts. 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:

There is a porch on entry of the property, leading to a hallway that flows through the property. An airing cupboard housing the water tank is located in the hall as well as loft access. The lounge has a coal effect gas fire in situ with a brick mantle surrounding. An arch way leads through to the dining room with a hatch that opens through to the kitchen.

The original kitchen has a built in fridge and freezer, an electric oven with gas hob and extractor fan over. There is space for a washing machine and the sink area overlooks the rear garden. The gas boiler is wall mounted, an array of kitchen cupboards and a larder cupboard. There is a door leading out to the rear garden.

There are three bedrooms in total, two doubles and one good sized single.

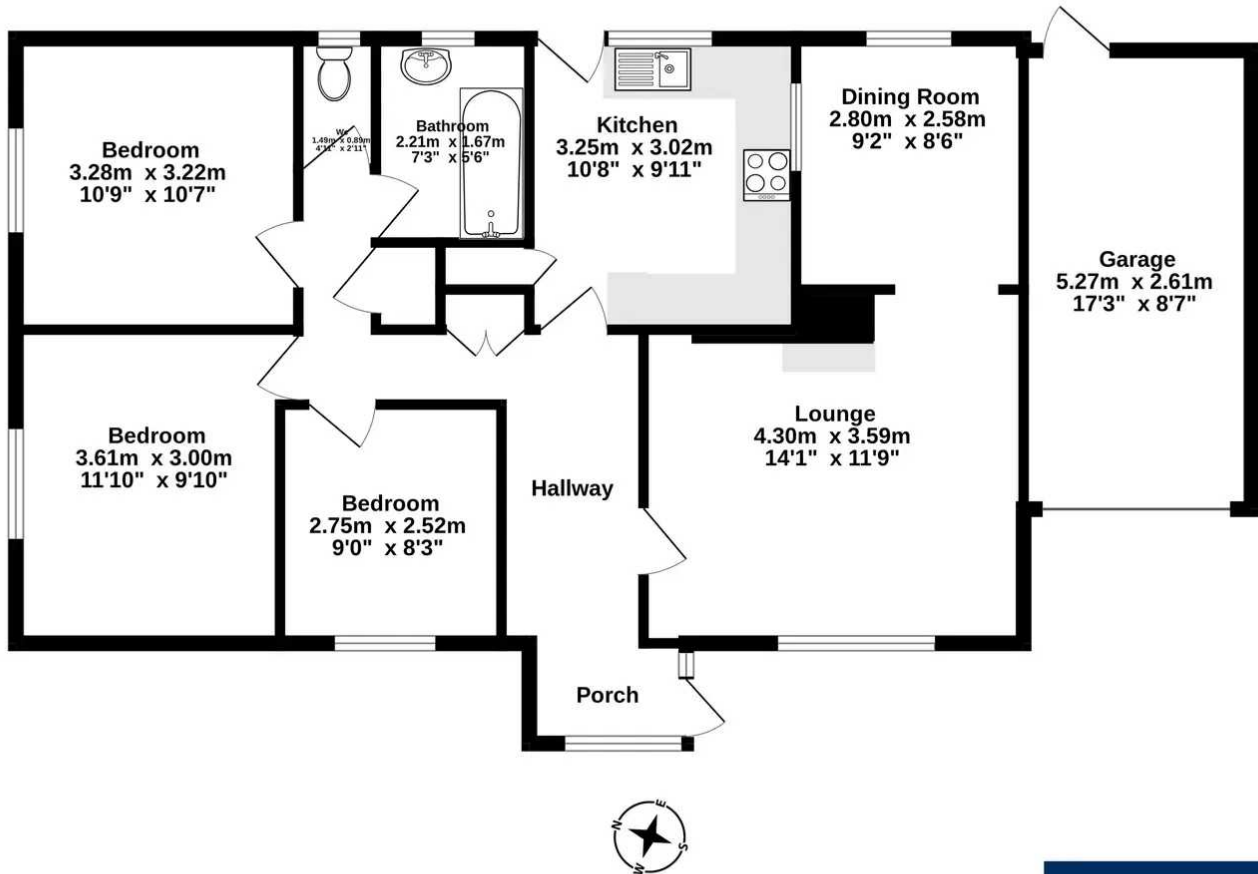
The bathroom is currently a green coloured suite with a bath, over-head shower attachment and wash basin in place. The WC is separate but next to the bathroom.

The windows are of wood frame with double glazing. The property is in need of modernising throughout, and is the perfect home for someone who is looking to put their own stamp on something.

*\*\*\* It is the wishes of the family, that no internal photos were taken of the property. We can confirm the property is of good condition but will benefit from modernisation. \*\*\**



**Ground Floor**  
**95.4 sq.m. (1027 sq.ft.) approx.**



**TOTAL FLOOR AREA : 95.4 sq.m. (1027 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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