



## 22 The Oaks, Bovey Tracey - TQ13 9QX

£400,000 Freehold

This Lovely Three Bedroom Home is Available Chain Free. It has a Garage and Driveway, Situated in a Sought After, Cul De Sac Location, Close to Bovey Tracey Town Centre.

  
**chamberlains**  
the key to your home

### Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street  
Bovey Tracey TQ13 9AE



### AGENTS INSIGHT:

"This wonderful home is well laid out and all the rooms are of a good size. Well presented with light décor, we feel that most people would be able to move straight in. The location is ideal as you are in a quiet cul-de sac, but close enough to the town centre to enable you to not have to get in the car every time you want to pop into town."

### USEFUL INFORMATION:

Heating: Gas central heating.

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

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

EPC Rating: D

Tenure: Freehold



### STEP OUTSIDE:

The front of the property has a gravelled area with a pretty rockery and shrub beds. A tarmac driveway, leads to the garage and provides off road parking and there is a pathway to the side with an access gate to the rear. To the rear, the fully enclosed garden is on a level plot and landscaped with gravel for ease of maintenance. An array of shrubs and plants add a splash of colour. There is also a paved patio seating area and a wooden garden shed.

Integral garage.

Up and over garage door, power and lights connected. The Ideal, wall mounted gas boiler can be found in here. There is a driveway providing off road parking.



### LOCATION:

Ideally located in a popular residential area, in 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 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 half an hour's driving distance.





### STEP INSIDE:

Stepping in through the front door into the entrance hall, there is a useful coat cupboard, a downstairs WC and stairs leading to the first floor. To the right there is a well designed kitchen providing ample storage cupboards, with a built in eye level, electric oven, gas hob with extractor over and fridge/freezer. There is space for a washing machine. A useful door leads out the side of the property, giving access to the rear and front gardens.

The bright, spacious lounge and dining room has a large window and sliding doors out to the rear garden. There is a gas fire with a wooden mantle and a cupboard under the stairs.

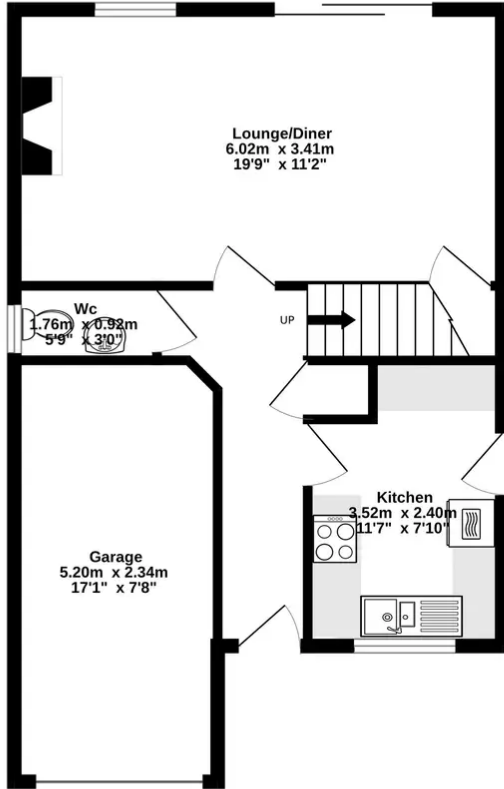
The window on the first floor landing brings in extra light and there is access to the loft space and an airing cupboard housing the hot water tank. The main bathroom has a panelled bath with mains shower over, a WC and basin. The master bedroom has a built in wardrobe, with sliding mirrored doors and an en-suite shower room with shower cubicle, WC and basin. A further double bedroom, also with built in storage and the third bedroom is a good sized single or small double. The property is double glazed, has gas central heating and is well presented. It has no onward chain.

### ROOM MEASUREMENTS:

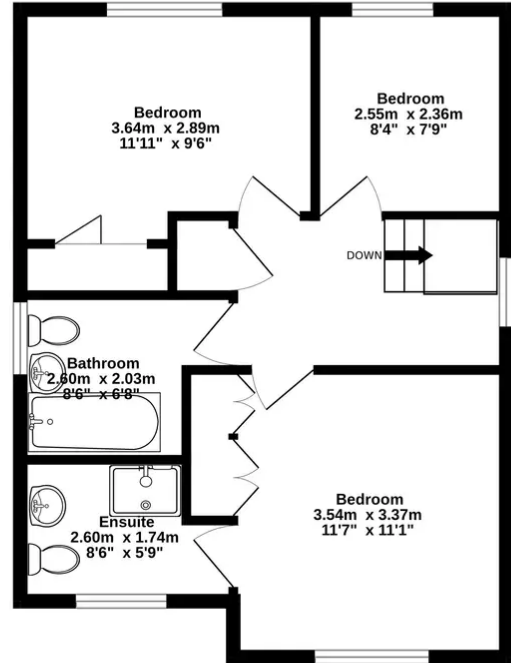
- Kitchen: 3.52m x 2.40m (11'7" x 7'10")
- Lounge/Dining Room: 6.02m x 3.41m (19'9" x 11'2")
- Master Bedroom: 3.54m x 3.37m (11'7" x 11'1")
- Bedroom: 3.64m x 2.89m (11'11" x 9'6")
- Bedroom: 2.55m x 2.36m (8'4" x 7'9")
- Bathroom: 2.60m x 2.03m (8'6" x 6'8")
- En-Suite: 2.60m x 1.74m (8'6" x 5'9")
- Garage: 5.20m x 2.34m (17'1" x 7'8")



**Ground Floor**  
50.9 sq.m. (547 sq.ft.) approx.



**1st Floor**  
46.1 sq.m. (496 sq.ft.) approx.



**TOTAL FLOOR AREA : 96.9 sq.m. (1043 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.  
Made with Metropix ©2023

