



14 De Tracey Park, Bovey Tracey - TQ13 9QT

£330,000 Freehold

This Well Positioned, Link Detached House is Close to Bovey Tracey Town Centre, on a Level Plot. It has Three Bedrooms and Garage & Driveway for Off Road Parking.

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ROOM MEASUREMENTS:

Lounge: 3.95m x 3.40m (13'0" x 11'22")
Dining Room: 2.74m x 2.70m (9'0" x 8'10")
Kitchen: 3.56m x 2.60m (11'8" x 8'6")
Bedroom: 3.85m x 3.37m (12'8" x 11'1")
Bedroom: 3.37m x 3.00m (11'1" x 9'10")
Bedroom: 2.38m x 1.97m (7'10" x 6'6")
Bathroom: 1.87m x 1.86m (6'2" x 6'1")
Garage: 5.20m x 2.60m (17'1" x 8'6")

SELLERS INSIGHT:

'This has been a wonderful first house for us and a great place to bring up our babies. We have wonderful neighbours and have enjoyed having Bovey's amenities like the shops, play park and school a short walk away. Our family needs more space but we won't be leaving Bovey. We love how much this town has to offer us whilst still having a rural feel.'

USEFUL INFORMATION:

Heating: Gas central heating. (recently installed Sept 2023)
Services: Mains water, drainage, electricity and gas.
Local Authority: Teignbridge District Council
Council Tax Band: D (£2272.15 pa 2023/24)
EPC Rating: C
Tenure: Freehold



STEP OUTSIDE:

To the front there is a lawn and flower bed borders, with a paved pathway to the front door. To the side there is a tarmac driveway with room for two cars parked in tandem, leading to the single garage. A wooden gate gives side access to the rear garden. This is laid to lawn with shrub and plant borders. A handy space tucked in behind the garage is ideal for composing bins. There is a paved patio area near to the sliding patio doors and there is an outside water tap.

Single Garage has an up and over door with power/light connected and eaves storage above. Please note it is a single garage attached to next doors two garages. Two parking spaces on the driveway,



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:

The front door opens onto a hallway with a downstairs WC and stairs rising to the first floor. There is an under stairs cupboard. To the right a spacious lounge with an adjoining dining room, which has sliding doors out to the rear garden.

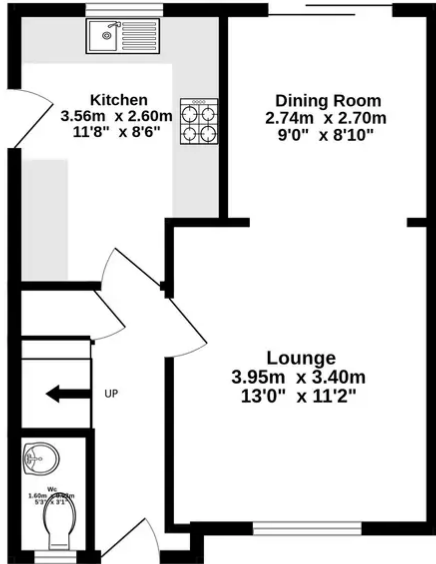
The kitchen is well designed with plenty of cupboard space and has a built in appliances including, an electric oven, gas hob with extractor hood over, a fridge/freezer and a dishwasher. There is a further space for the washing machine. A side access door gives access to the driveway. The wall mounted, Bosch, gas boiler can also be found here. (recently installed Sept 2023)

The first floor landing has a window which brings in maximum light, an airing cupboard which houses the hot water tank and access to the part boarded loft space with a pull down ladder. There are two double bedrooms, one with built in wardrobe and a further single bedroom, also with built in storage. The bathroom comprises 'P' bath with mains shower over, a W.C and a vanity unit wash basin.

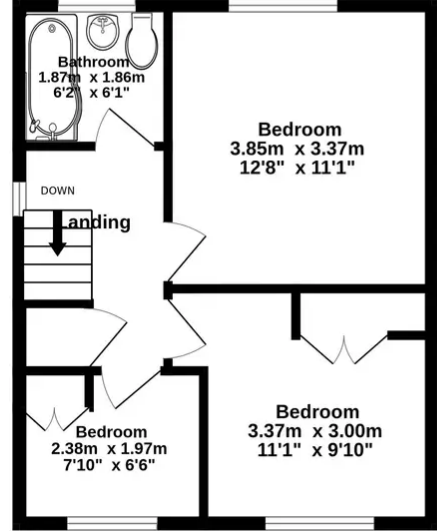
The property is double glazed and well maintained by the current owner.



Ground Floor
50.5 sq.m. (544 sq.ft.) approx.



1st Floor
35.7 sq.m. (384 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (928 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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