

9 Kiln Close, Bovey Tracey - TQ13 9YL

Guide Price £295,000 Freehold

A Detached Chalet Bungalow, in Need of Modernisation,
Available with No Onward Chain.
Three Double Bedrooms, Garage and off Road Parking.


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Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Living Room: 4.96m x 3.59m (16'3" x 11'9")

Kitchen/Diner: 6.24m x 3.62m (20'6" x 11'11")

Ground Floor Bedroom: 3.47m x 2.65m (11'5" x 8'8")

Bathroom: 2.31m x 1.84m (7'7" x 6'0")

First Floor Bedroom: 4.62m x 3.15m (15'2" x 10'4")

First Floor Bedroom: 3.42m x 3.09m (11'2" x 10'2")

WC: 2.14m x 1.31m (7'0" x 4'4")

Utility: 2.53m x 2.42m (8'4" x 7'11")

Garage: 5.24m x 2.65m (17'2" x 8'8")

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: C

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

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas. Heating: Gas central heating

AGENTS INSIGHT:

"This detached chalet bungalow needs some love. With so much potential for someone to create a lovely home, it has scope for reconfiguring the layout for many different lifestyles. It is located at the end of a popular cul-de-sac, in a quiet neighbourhood. We highly recommend anyone who is looking for a project, to view this chain free property."



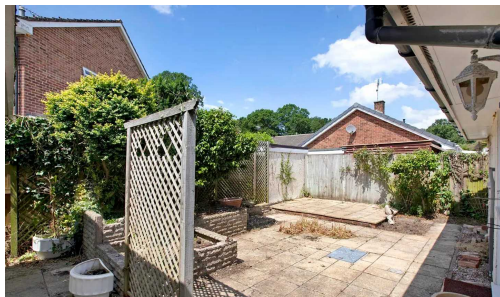
STEP OUTSIDE:

To the front there is a lawn and flower beds plus a tarmac driveway in front of a single garage with up-and-over door, providing off road parking for 1-2 cars. There is a side access gate to the rear garden. This is paved with a few areas for planting. Two outbuildings provide plenty of storage, one of which has plumbing for the washing machine. Both have power and light connected. There is a rear pedestrian door to the garage which also has power and light connected, eaves storage and an up and over garage door.



LOCATION:

This detached chalet bungalow is in a cul de sac location, with easy access to Bovey Tracey 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:

A handy porch leads through to the living room which has a coal effect fireplace, stone surround and wooden mantle. A double bedroom/reception room faces the front and the main bathroom can be found on the ground floor. This has a coloured suite comprising panelled bath with shower over, WC and basin.

The spacious kitchen/diner is to the rear of the property and the stairs to the first floor are at one end of the dining area. There are two under stairs cupboards and a door to the rear garden. The kitchen is in need of modernisation however currently has plumbing/space for several appliances, built in electric oven & gas hob with extractor fan over and a wall mounted Potterton, gas fired boiler. We are sure any new owner will make changes to this kitchen, but being of a good size there is plenty of space to be creative.

The first floor consists of two double bedrooms, both with Velux style windows facing front and both with built in storage. There is also a W/C with basin and Velux window.

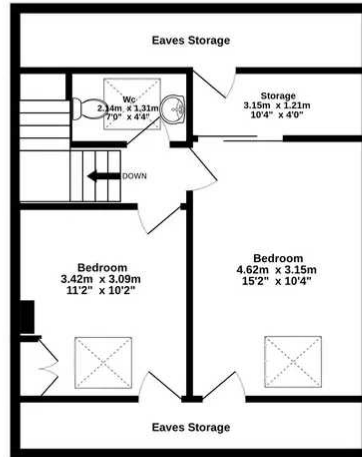
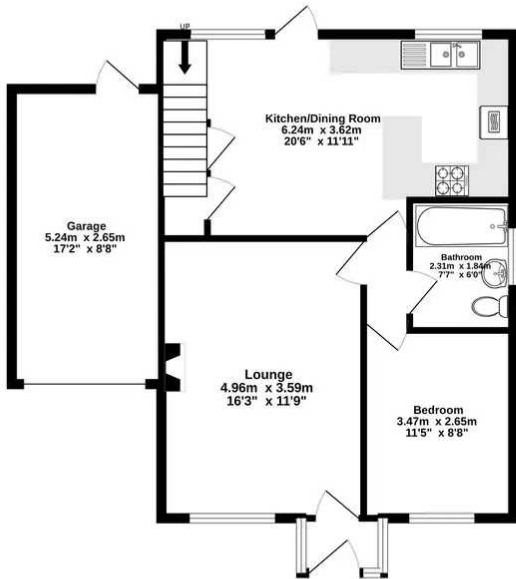
The property is available with no onward chain and needs someone to come in to make it their own.



Ground Floor
88.5 sq.m. (728 sq.ft.) approx.

1st Floor
49.2 sq.m. (529 sq.ft.) approx.

Utility
11.9 sq.m. (128 sq.ft.) approx.



TOTAL FLOOR AREA : 129.6 sq.m. (1395 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	3	1
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	