



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

Offers over £500,000 Freehold

A Beautiful, Five Bedroom Detached Family 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. Available Chain Free (Probate has been granted).

  
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### Contact Us...

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Bovey Tracey TQ13 9AE



### ROOM MEASUREMENTS:

Lounge: 5.54m x 3.25m (18'2" x 10'8")

Dining Room: 3.70m x 2.61m (12'2" x 8'7")

Kitchen: 3.63m x 2.47m (11'11" x 8'1")

Utility: 2.78m x 1.66m (9'1" x 5'5")

Conservatory: 3.77m x 2.84m (12'4" x 9'4")

WC: 2.15m x 0.80m (7'1" x 2'7")

Master Bedroom: 3.51m x 2.98m (11'6" x 9'9")

En-suite: 2.04m x 1.65m (6'8" x 5'5")

Bedroom: 3.83m x 2.70m (12'7" x 8'10")

Bedroom: 3.37m x 2.70m (11'1" x 8'10")

Bedroom: 4.58m x 3.10m (15'0" x 10'2")

Study/Bedroom: 2.58m x 2.18m (8'6" x 7'2")

Main Shower Room: 2.33m x 1.67m (7'8" x 5'6")

Garage: 5.54m x 2.80m (18'2" x 9'2")

### AGENTS INSIGHT:

"This wonderful home is a credit to the previous owner and has been well looked after. Recently fitted kitchen, shower room and downstairs WC which would be to most peoples taste. Located in The Oaks which is a very desired area of Bovey Tracey, this is a property that would suit either a couple or equally a family looking to move close to the town centre."

### USEFUL INFORMATION:

Heating: Gas central heating. EPC Rating: D  
Services: Mains water, drainage, electricity and gas. Local Authority: Teignbridge District Council / Council Tax Band: E (£2,777.15 p.a 2023/24) Tenure: Freehold



### STEP OUTSIDE:

The rear garden is well presented and has been beautifully maintained. Secluded and not over-looked, it's a perfect space to create your own haven. A paved area is ideal for entertaining friends and family or simply relaxing with a glass of your favourite beverage. There is a good-sized lawned area, a shed located in the far corner and a whirllig currently in situ. An array of shrubs, plants and trees surround the garden creating an calming ambience.

There is a single garage with an electric up & over-door, with access from inside the house also. The Driveway is double in width and has space for 2 Vehicles.



### 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.







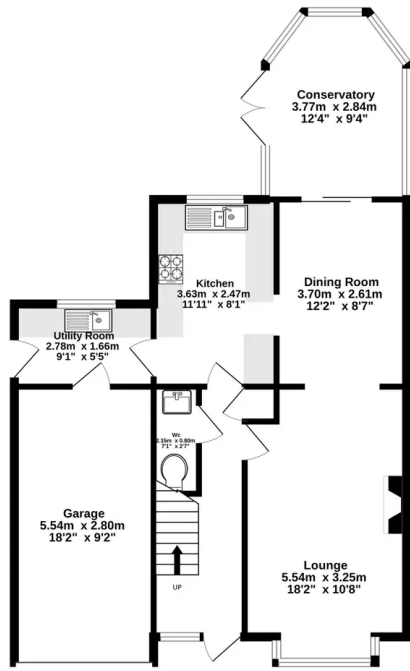
**STEP INSIDE:**

The front door leads into the entrance hall. There are stairs rising to the first floor and a recently fitted cloakroom. A door to the right leads into the living room with a coal effect gas fire and small bay window facing to the front. An archway separates this to the dining room with a second archway to the kitchen and sliding patio doors out to a good sized conservatory with further French doors out to the rear garden. The kitchen has recently been fitted with ample storage, finished with stylish white, matte-finish cupboard fronts and speckled quartz worktops. There is an eye level oven, induction hob and extractor hood over. Leading from the kitchen is a utility room fitted with the same units as the kitchen. There are several integral appliances consisting of a washing machine, dishwasher and fridge/freezer. A side door provides access to the rear garden and a further door leads to the rear of the garage. This has power and light connected and an electric roller garage door. The gas fired, wall mounted, Baxi boiler can also be found here.

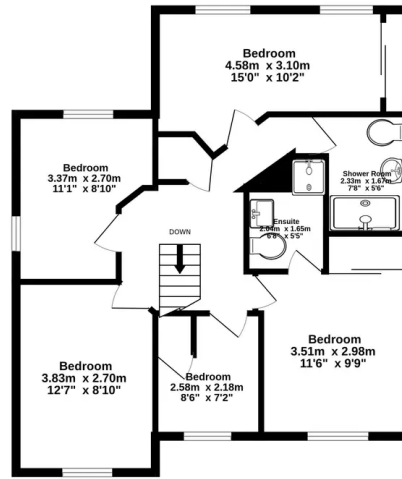
The first floor landing has an airing cupboard with the hot water tank (newly installed 2 years ago) and a light tube providing natural light. The master bedroom has a built in wardrobe and an en-suite shower room, comprising shower cubicle with mains shower, WC and basin. There are three further bedrooms, two of which have built in wardrobes, plus one study room, which could be used as a small single bedroom if required. The family shower room has a double shower cubicle with a mains shower, a vanity unit basin and W/C. The attic space does not have a pull down ladder, however is well insulated and has a small amount of boarding. The property is fully double glazed and has been well maintained by the owner to create a very special home.



Ground Floor  
75.3 sq.m. (811 sq.ft.) approx.



1st Floor  
63.4 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA : 138.7 sq.m. (1493 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>4</b>	<b>2</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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