



Set in a quiet cul-de-sac on the edge of Bovey Tracey, this lovely detached three bedroom bungalow is sited on a level plot with surrounding gardens. The light and airy accommodation has been well maintained and is ready for those looking to downsize to a easily manageable home.

6 Langaller Close | Bovey Tracey | TQ13 9EB





PROPERTY TYPE  
Bungalow



SIZE  
1,018 sq ft



LOCATION  
Town



AGE  
1970s



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Garage & Off Road Parking



OUTSIDE SPACE  
Garden



EPC RATING  
66 D



COUNCIL TAX BAND  
D



### in a nutshell...

- Light and airy accommodation
- Dual aspect Living/Dining Room
- Utility Room
- Kitchen with larder cupboard
- Bathroom with sep Shower
- Garage and Driveway
- Level Plot
- Surrounding Gardens







## the details...

In a quiet cul-de-sac location, on the outskirts of the sought-after town of Bovey Tracey, is this detached, three-bedroom bungalow, on a large level plot with a garage and beautiful surrounding gardens.

A tarmac driveway leads to the garage, providing parking for three or four cars, beside the entrance.

Inside, the hallway has oak laminate flooring which runs throughout the centre of the bungalow and there is a cupboard containing a combi-boiler which provides heating and hot water on demand.

The living/dining room has an obscured-glass wall to the hallway, plenty of light from windows on two sides, and offers an elegant fireplace, with a living-flame gas fire, that makes a lovely feature and focal point for the room. The dining area has room for a table and seating for six, ideal for any occasion, and there is a handy serving hatch to the kitchen.

The kitchen is a good size, with a mosaic-patterned vinyl floor, worktops to three sides, a range of oak units and a larder cupboard providing ample storage space for the groceries, pots and pans. There is a gap for a gas cooker, with an extractor hood above, floor space for an upright fridge/freezer, and space beneath the worktop for a dishwasher. A recent utility room extension to the side has a door to the garden, plenty of additional worktops and storage, and plumbing for a washing machine and tumble drier.

There are three bedrooms, the master with an alcove for a dressing table or wardrobe, filled with light from French doors to the garden. The family bathroom has a durable vinyl floor, decorative tiling, and contains a modern suite comprising bath, separate shower, WC and a pedestal basin, all in white. The hallway has a hatch in the ceiling, with an integral ladder, providing loft access and additional storage.

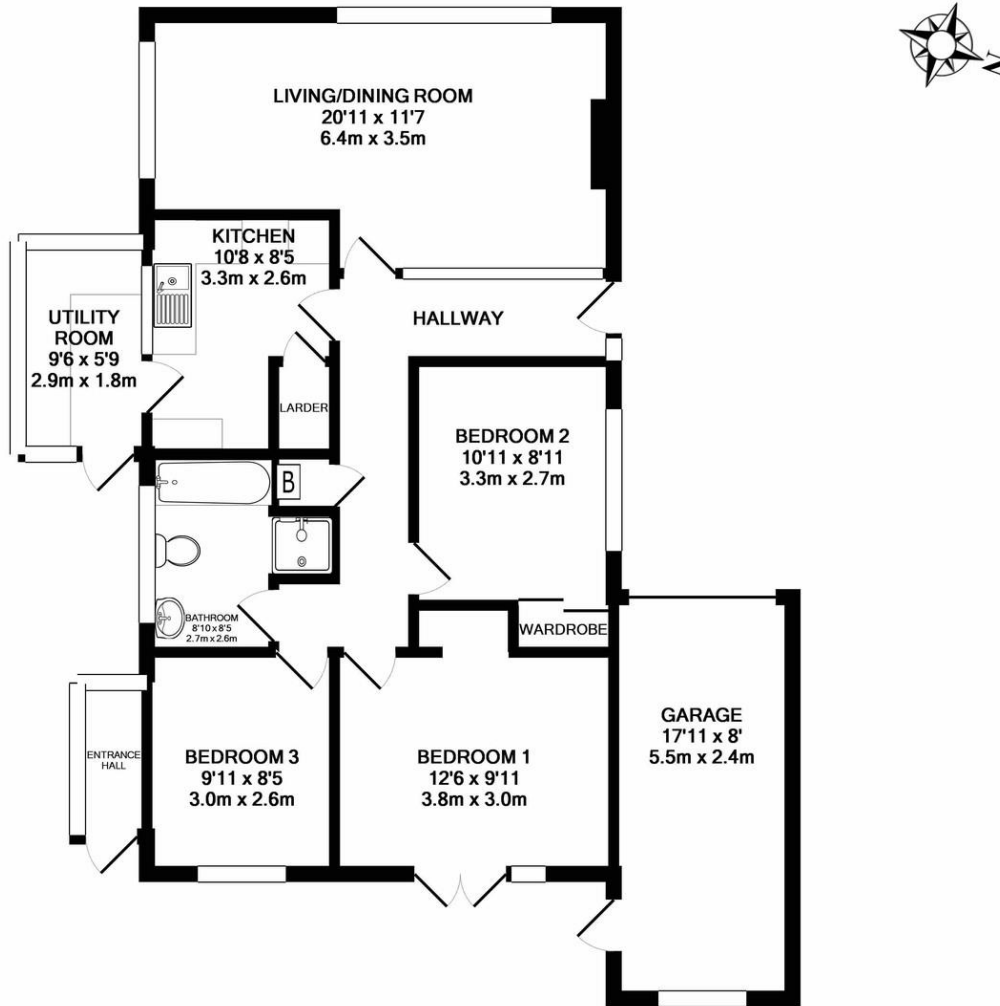
Outside, the rear garden is spacious, beautifully maintained and a real gardener's paradise with flagstone paths and a matching patio, surrounded by manicured lawns with neatly edged borders of well-stocked, mature plants, shrubs and flowers. There is an apple tree, covered in blossom, a greenhouse and a shed for the mower and patio furniture, all bordered by timber fencing adorned in various climbing plants; a fabulous outside space for a barbecue, picnic tea or for sharing a bottle of wine with family and friends. There is also a rear door to the attached garage, which has lights, power and an up and over door.

Tenure – Freehold  
Council Tax Band - D





## the floorplan...



TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)  
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## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. The open spaces of Dartmoor are nearby, and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Co-op 1 mile

Town centre: Bovey Tracey 1 mile

Supermarket: Asda (Newton Abbot) 5.4 miles

Exeter: 17 miles

## Relaxing

Beach: Teignmouth 11.6 miles

Park: Stover Country Park 2.4 miles

## Travel

Bus stop: (Thorn Cross) 0.3 miles

Train station: Newton Abbot 6 miles

Airport: Exeter 19 miles

## Schools

Bovey Tracey Primary School: 1.2 miles

South Dartmoor Community College: 6.4 miles

Stover: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9EB**

## how to get there...

From the A38 take the Drumbridges exit and follow the signs to Bovey Tracey. At the first roundabout take the first exit into Pottery Road and continue into Wallfield Road. Take the next turning on the left and turn immediately left again into Langaller Close where the property can be found a little further down in front of you.







Need a more complete picture? Get in touch with your local branch...

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