



6, Indio Road, Bovey Tracey - TQ13 9BT

Guide Price of £525,000 Freehold

A Detached, Three Bedroom Bungalow ideally located a 'Stones Throw' from Bovey Tracey Town Centre. It is on a Good Sized, Level Plot with a Single Garage and Driveway for off Road Parking.



Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Kitchen/Dining Room: 5.86m x 5.74m (19'3" x 18'10")

Utility Room: 5.86m x 1.91m (19'3" x 6'3")

Lounge: 3.90m x 3.55m (12'10" x 11'8")

Study: 3.68m x 2.72m (12'1" x 8'11")

Master Bedroom: 3.85m x 3.26m (12'8" x 10'8")

Ensuite: 2.25m x 1.79m (7'5" x 5'11")

Bedroom: 3.65m x 2.48m (12'0" x 8'2")

Bedroom: 3.90m x 2.30m (12'10" x 7'6")

Bathroom: 2.75m x 2.25m (9'0" x 7'5")

Garage: 4.60m x 3.61m (15'1" x 11'10")

USEFUL INFORMATION:

Tenure: Freehold

EPC Rating: B

Council Tax Band: D (£2272.15 approx PA)

Local Authority: Teignbridge District

Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating (Boiler installed 2007)

Solar Panels (owned not leased) with approx £2,000 pa income.



STEP OUTSIDE:

To the front there is a driveway leading to the single garage. The boundary wall has an attractive rose bed lining it and the rest of the front garden has patio slabs and a small patch of lawn with a shrub in the centre. A pathway to the left leads to the enclosed utility area with a door at the other end of the utility space, giving access to the rear garden. The beautiful, mature, rear garden is of a good size and has an array of shrubs, trees and flower beds making a wonderful place to relax and enjoy the sunshine. It has a large lawned area and a pond with a water feature. There is a wooden garden shed, a pretty summerhouse with an electric heater & power connected and a greenhouse. Near the French doors, from the rear of the bungalow, is a paved patio seating area, ideal for entertaining guests or to enjoy a glass of something cold.



SELLERS INSIGHT:

"If it wasn't for me making a decision to move closer to my grown up family and to be more involved with the lives of my grandchildren, I would not be moving from a home I love. It is an easy house to live in and provides flexibility in accommodation as well as sense of the beautiful garden being part of the home. I have enjoyed sitting by the multi-fuel burner in winter and seeing the sun enter the heart of the home through the courtyard window.

It is an easy walk into Town and has offered me many enjoyable walks with my dog through Parke, up on to Dartmoor or an easy drive to the coast. I have so many wonderful memories here and will feel sadness on leaving."

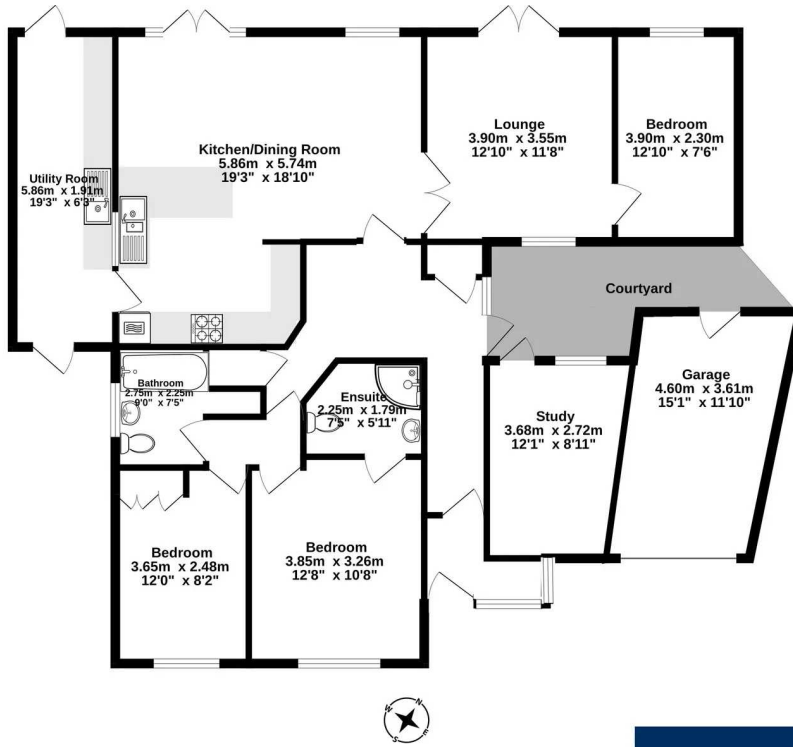
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



A step up to the useful, enclosed porch area with a tiled floor, ideal for storing shoes and boots on the way in. A further front door leads into the inner hallway with a patio door leading to a courtyard giving access to the rear of the garage. The hallway has a coat cupboard and an airing cupboard which houses the wall mounted gas fired boiler & slatted shelving. The loft hatch provides access to the temporary part boarded space with light connected. There is a fire door leading to study/studio room, which has plenty of light provided by a door to the courtyard and a large window and this room has the benefit of under-floor heating. Perfect for hobbies or an occasional bedroom for guests if required. Engineered oak flooring runs throughout the living accommodation. To the front of the property there are two double bedrooms, both with built in storage and one with an en-suite shower room. This comprises shower cubicle with electric shower, WC and vanity unit, wash basin. There is a family bathroom comprising panelled bath with shower over, WC and hand basin. The living accommodation is all located to the rear of the property, enabling you to take in the stunning views of the rear garden. The spacious open plan living room with a multi-fuel wood burner, with an ideal area to relax and get cosy in the winter. There is a dining area and kitchen with French doors that open out to the patio seating area in the rear garden. The kitchen has a built in electric oven, gas hob and spaces for fridge/freezer and dishwasher. A door leads to the utility room at the side of the property, which has a sink and space for washing machine. This also has access to both the front and the rear gardens. On the other side of the open plan living space, there is a second snug/living room also with French doors out to the rear plus access to the third bedroom. This bright and airy home can be easily adapted, as the way the rooms are laid out is very versatile, to suit the needs of most lifestyles.



Ground Floor
132.3 sq.m. (1424 sq.ft.) approx.



TOTAL FLOOR AREA : 132.3 sq.m. (1424 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained herein, 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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