



A fabulous, semi-detached family home with four bedrooms, master en-suite, a garage, parking and an enclosed rear garden in a quiet yet convenient position

1 The Mews | Station Road | Bovey Tracey | Newton Abbot | TQ13 9AL





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,820 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1 En-suite & Bathroom



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

74 (C)



COUNCIL TAX BAND

D



in a nutshell...

- Semi-Detached Family Home
- Four Bedrooms
- Generous Light & Airy Living Room
- Modern Kitchen/Diner & Separate Utility
- Cloakroom, Bathroom & En-suite
- Garage & Off Road Parking
- Private Rear Garden





the details...

New to the market is this fabulous, semi-detached family home with four bedrooms, master en-suite, a garage, parking, and an enclosed rear garden, in a quiet yet convenient position, a short, level walk from the park, shops and amenities, in the popular town of Bovey Tracey.

This wonderful property has been recently modernised and extended and is arranged over three floors offering spacious and versatile accommodation, perfect for a family. It is immaculately presented with light and neutral décor throughout and feels warm and welcoming with gas central heating and double-glazing.

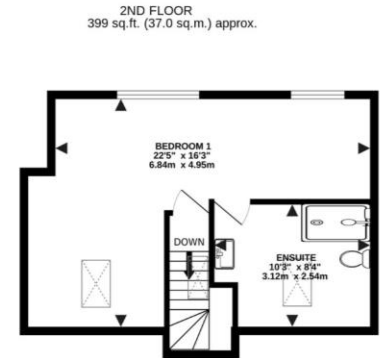
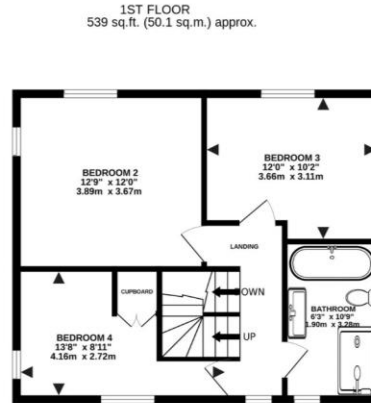
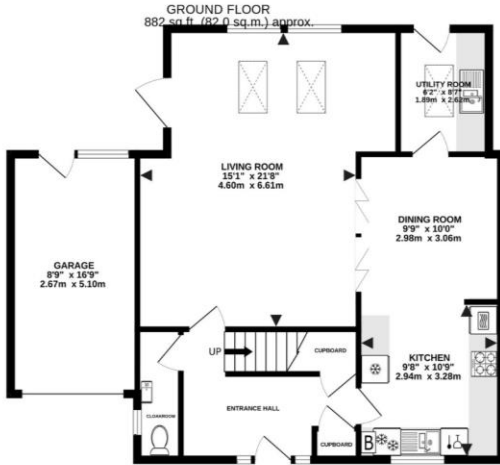
The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor, a cupboard beneath, another cupboard and a convenient ground-floor cloakroom, a modern kitchen with loads of worktop and cupboard space and a comprehensive range of integrated appliances including two ovens, a gas hob, a fridge, freezer, and dishwasher, a dining room that is open-plan to the kitchen and has double bi-fold doors to the living room, a separate utility room with a back door, a sink and plumbing for a washing machine, and a superb, spacious living room with a rear extension that has a glazed door to the garden and two skylights in its vaulted ceiling.

Upstairs, on the first floor there are three bedrooms, two doubles and a single with a built-in cupboard, the rear bedrooms with wonderful views over the adjacent park, and a stunning bathroom containing an elegant centre-fill bath, a separate rainfall shower, a vanity unit and a WC, and on the top floor is a wonderful master bedroom suite with a spacious, L-shaped double bedroom that has dormer windows overlooking the park and skylights in its vaulted ceiling, a modern en-suite shower room with a rainfall shower, and access to eaves storage cupboards.

Outside, the rear garden wraps around the side and rear of the house, with a block-paved parking area that has double-gates to the front, an extensive terrace of paving, great for entertaining, be it a barbecue or alfresco dining, a level lawn and borders of plants and shrubs, and fully enclosed it is safe for children and pets. There is a small timber shed, an outside tap and splash-proof power points for convenience, and a door into the rear of the attached single garage that has lights, power, and a remote-controlled roller-shutter door to the driveway where there are two further parking spaces beside the landscaped front garden. A viewing is essential to fully appreciate all that this fabulous property has to offer.



the floorplan...



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) 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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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. For those requiring more adventurous recreational pursuits 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.

Shopping

Late night pint of milk: Co-op 0.2 mile
Town centre: Bovey Tracey 0.4 mile/Newton Abbot: 6.2 miles
Supermarket: Co-op 0.2 mile/Tesco Express 0.3 mile
Exeter: 17.2 miles

Relaxing

Beach: Teignmouth 10.9 miles
Park: 0.2 mile
Tennis courts, swimming pool and cycle route: 0.4 mile
Stover Golf Club: 3 miles
Haytor, Dartmoor: 3.5 miles

Travel

Bus Stop: 0.1 mile
Train station: Newton Abbot 6.5 miles
Main travel link: A38 Drumbridges 2.5 miles
Airport: Exeter 20.3 miles

Schools

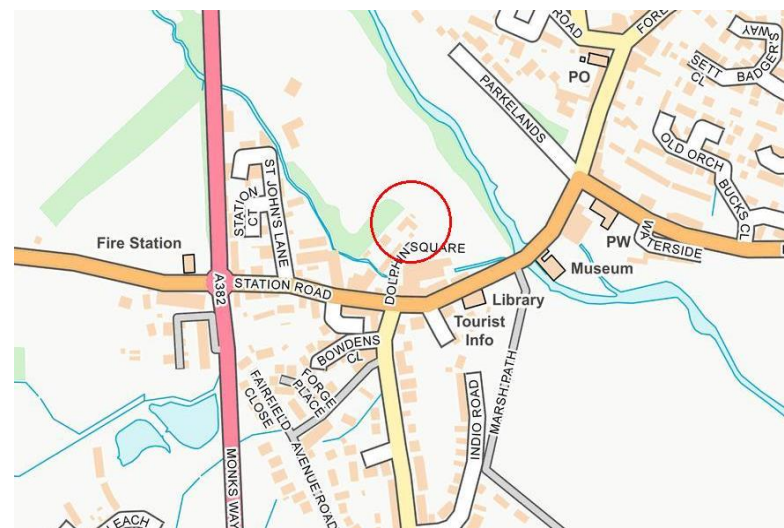
Bovey Tracey Primary School: 0.4 mile
South Dartmoor Community College: 7.5 miles (school bus)
Stover School: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9AL**

how to get there...

From the Complete Office in Bovey Tracey, continue into Station Road and just past the Dolphin Hotel turn right into the private drive (behind the hotel) turn left in the to Mews and the property should be right ahead of you.





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

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