



## 8 Kiln Close, Bovey Tracey - TQ13 9YL

£325,000 Freehold

Charming 3 Bedroom Detached Chalet Bungalow with Three Double Bedrooms, Garage & Driveway. Requires Modernisation but in Good Condition. No Onward Chain.

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Living Room: 4.75m x 3.60m (15'7" x 11'10")  
Kitchen/Diner: 6.28m x 3.58m (20'7" x 11'9")  
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: 5.90m x 3.10m (19'4" x 10'2")  
First Floor Bedroom: 3.55m x 3.06m (11'8" x 10'0")  
WC: 1.80m x 1.35m (5'11" x 4'5")  
Conservatory: 4.75m x 3.70m (15'7" x 12'2")  
Garage: 5.24m x 2.65m (17'2" x 8'8")

### USEFUL INFORMATION:

Tenure: Freehold  
Council Tax Band: D (£2272.15 2023/2024)  
EPC Rating: C  
Local Authority: Teignbridge District Council  
Services: Mains water, drainage, electricity and gas.  
Heating: Gas central heating (installed approx. 2 years ago).

### AGENTS INSIGHT:

"This charming detached chalet bungalow is in good condition with potential for someone to create a lovely home, and would suit many different lifestyles. It is located in a popular cul-de-sac, in a quiet neighbourhood. We highly recommend anyone who is looking for a low maintenance property in a quiet location."



### STEP OUTSIDE:

A maintainable rear garden split over two levels, mostly paved with an area of artificial grass for ease of maintenance. Enclosed by wooden fencing and a boarder of various plants and shrubs, it's a perfect sized garden to potter in and enjoy some outside space.

[To](#) the front of the property is a lawned area with shrubs & bushes, and a paved driveway leading up to the single garage with an up-and-over door, which is connected to the neighboring garage. There is access to the rear of the property via a wooden gate to the right of the property.



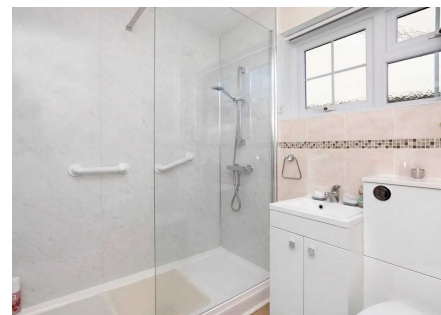
### LOCATION:

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:

The property boasts a charming 3 bedroom chalet bungalow which offers a main bathroom on the ground floor and a convenient WC on the first floor. With three double bedrooms, including two on the first floor and one on the ground floor, there is plenty of space to accommodate all your needs. The property also features a comfortable living room with an electric fireplace inset in to a brick surround as a focal point to the room. The kitchen/diner spreads across the rear of the property, perfect for enjoyable meals, and a delightful conservatory that lets in an abundance of natural light. The boiler is located on the wall in the kitchen and was installed approx 2 years ago. In need of some modernisation throughout, this property is in good condition and perfectly liveable whilst updating as you go.

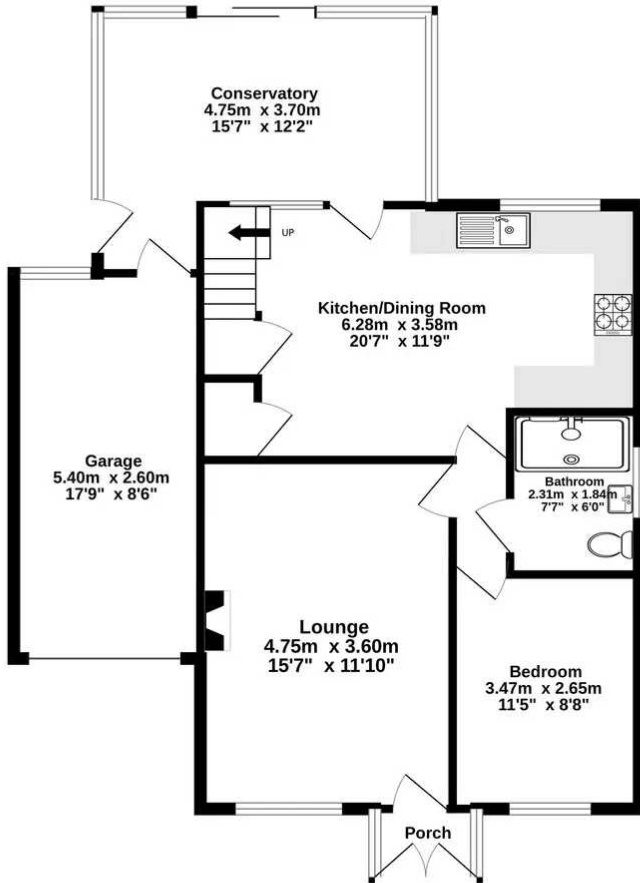
Offering a range of desirable features and available with no onward chain, this chalet bungalow represents an excellent opportunity for those seeking a comfortable home to make their own.



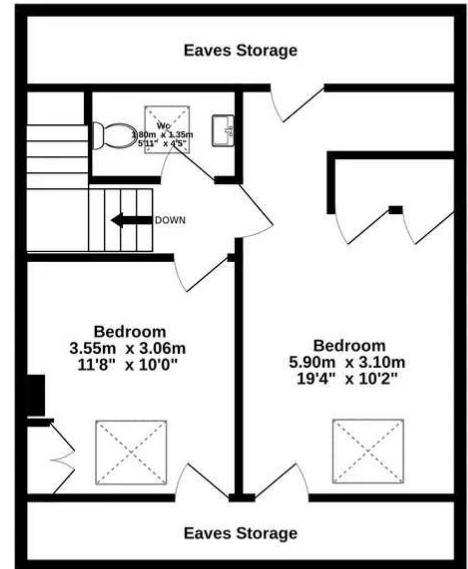
- Detached Chalet Bungalow
- Main Bathroom on Ground Floor & WC on First Floor
- Three Double Bedrooms (Two on First Floor & One on Ground Floor)
- Living Room
- Kitchen/ Diner
- Conservatory
- Pretty & Maintainable Rear Garden Split Over Two Levels
- Single Garage & Driveway
- EPC Rating: C / Tenure: Freehold
- Available with No Onward Chain



**Ground Floor**  
83.6 sq.m. (900 sq.ft.) approx.



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



**TOTAL FLOOR AREA : 132.8 sq.m. (1429 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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