



## 3 Bonds Meadow, Bovey Tracey - TQ13 9JE

£300,000 Freehold

A well presented three bedroom semi-detached House with Garage, Parking & Garden in the heart of Bovey Tracey, benefitting from stunning views.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE



**ROOM MEASUREMENTS:**

Living Room: 4.83m x 3.96m (15'10" x 13'0")

Kitchen/Dining Area: 4.83m x 3.21m (15'10" x 10'6")

Bedroom: 3.82m x 2.82m (12'6" x 9'3")

Bedroom: 3.32m x 3.14m (10'11" x 10'4")

Bedroom: 2.18m x 1.93m (7'2" x 6'4")

Bathroom: 2.49m x 2.33m (8'2" x 7'8")

Garage: 5.34m x 2.63m (17'6" x 8'7")

**AGENTS INSIGHT:**

"This delightful and well presented home is a credit to its owners. Ideal for first time buyers or someone wanting to downsize. There is a lovely decked seating area at the rear, which is a great place to sit, relax and enjoy the countryside views in the distance. On an elevated plot, this home is still within easy reach of the town centre and country walks."

**USEFUL INFORMATION:**

Tenure: Freehold

Council Tax Band: C (£1,925.28 2022/23)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating

Planning application for side extension has been approved. Please ask us for more details.

**STEP OUTSIDE:**

To the front of the property is a driveway with space for one vehicle and a garage with an up & over door and pedestrian access at the rear. A walkway leads up the side of the property with a wooden gate leading to the back of the house. The well-designed tiered garden to the rear has been created by the current owners. The top tier is wooden decking and is perfect for relaxing and taking in the views or for entertaining guests. The lower tiers are currently a safe place for their youngster to play in.

**LOCATION:**

This semi-detached house is ideally located on an elevated position, in a quiet cul-de-sac, close to 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 an outdoor swimming pool, sports field, cricket club, and tennis club. 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 entrance hall is of a good size with an area to hang coats and remove shoes with a staircase leading to the first floor.

A wooden door with frosted panels opens into the living room which has engineered oak floors, a modern gas fire inset into a fireplace and a bay window, all adding to the charm and cosy feel of the space. There is a convenient under stairs cupboard which is perfect for extra storage space or a wine store like the current owners have!

The open plan kitchen & diner overlook the rear of the property and boast stunning views of the countryside. The kitchen has been well designed and has plenty of cupboard space, including two quirky pull-out chopping boards built in as part of the kitchen. There is a built in slim-line dishwasher, a large fridge freezer and a convenient tall pull-out larder unit. There is space for a range cooker and a washing machine.

The dining area has space for a large dining table & chairs and there are french doors opening out to the rear garden and decked seating area.

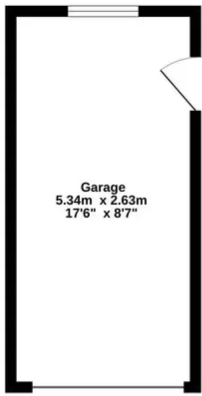
The first-floor landing has a cupboard perfect for airing your clothes and is also home to the Worcester combi-boiler (fitted in 2019). The master bedroom faces out towards the rear of the property, benefitting from beautiful countryside views and has two double built-in wardrobes providing plenty of storage space. Also located to the rear of the property is the family bathroom with a WC, wash basin, heated towel rail and a bath with shower over.

There are two further bedrooms, one double and one single, and these are both located to the front of the property.

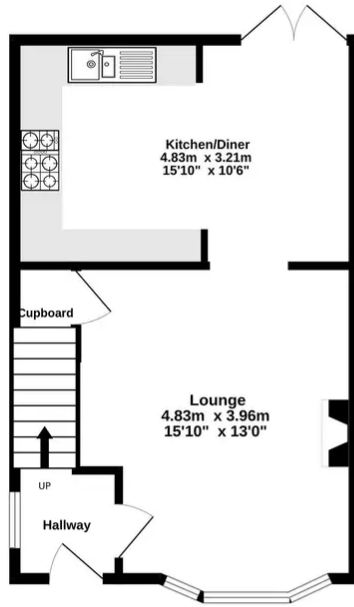
This delightful home has been tastefully decorated by its current owners and is ready to just move in and make your own.



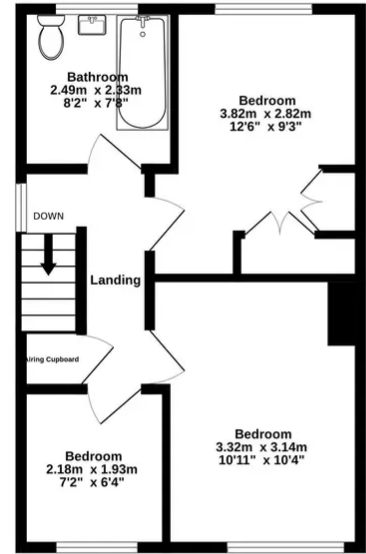
Garage  
14.0 sq.m. (151 sq.ft.) approx.



Ground Floor  
37.0 sq.m. (398 sq.ft.) approx.



1st Floor  
36.6 sq.m. (394 sq.ft.) approx.



**TOTAL FLOOR AREA : 87.6 sq.m. (943 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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