



A two-bedroom detached bungalow situated in a quiet road, close to the Town Centre benefiting from a spacious living/dining room, modern kitchen, lovely conservatory overlooking the private, well-maintained garden, plus a driveway and garage. Offered for sale to the market with no forward chain.

3 Newbury Drive | Bovey Tracey | TQ13 9YP





PROPERTY TYPE

Detached Bungalow
Freehold



SIZE

926 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

69 C



COUNCIL TAX BAND

C



in a nutshell...

- Two Bedrooms
- Conservatory overlooking Garden
- Spacious Living/Dining Room
- Modern Kitchen
- Shower Room
- Private & Enclosed Garden
- Driveway & Garage
- No Forward Chain
- Close to Town Centre





the details...

A delightful two-bedroom bungalow with a private, enclosed garden and a driveway & garage, situated close to the town centre, offered to the market with no forward chain.

You enter the property into an entrance hall where one door leads into the cloakroom with WC and basin, and another leads into the spacious living/dining room. The living room enjoys a large window overlooking the front aspect allowing for natural light to flood the room. A gas fire is built into the wall creating a lovely focal point to direct your furniture towards. There is ample space for a dining table and chairs, plus further furniture.

Off the living space is the kitchen which has been fitted with modern units, an electric oven, gas hob, space for a fridge/freezer and washing machine plus further under counter spaces for additional appliances. A window overlooks the front aspect, and a side door leads to a path to the garden.

From the dining area an inner hallway has a large cupboard, housing the gas boiler which provides the heating and hot water, and leads to the remainder of the accommodation. The main bedroom is a generous double room overlooking the rear garden and the second bedroom is a single room leading onto the conservatory. The shower room has a double shower unit, WC and basin built into a vanity unit with storage space. There is also a heated towel rail and a window allowing for natural ventilation.

The conservatory is a delightful addition to the accommodation and provides a lovely spot to sit, all year round, to enjoy the garden. Built on brick plinths the conservatory has triple aspect windows, with fitted blinds and a tiled floor.

The rear garden enjoys a good deal of privacy, there is a patio adjacent to the property with a second patio area positioned to the top of the garden, the remainder is laid to lawn with a tree and shrub border. A gate leads to a path between the bungalow and the garage where there is a pedestrian door to the garage and also to the kitchen, a further gate to the front allows through access.

To the front of the property is off road parking for one vehicle, with further parking available on the road if necessary. The garage has power and light connected and an electric roller door.

The front garden is landscaped with lawn interspersed with various shrubs. There is currently a ramp fitted, leading to the front door.

Tenure - Freehold
Council Tax Band - C



the floorplan...



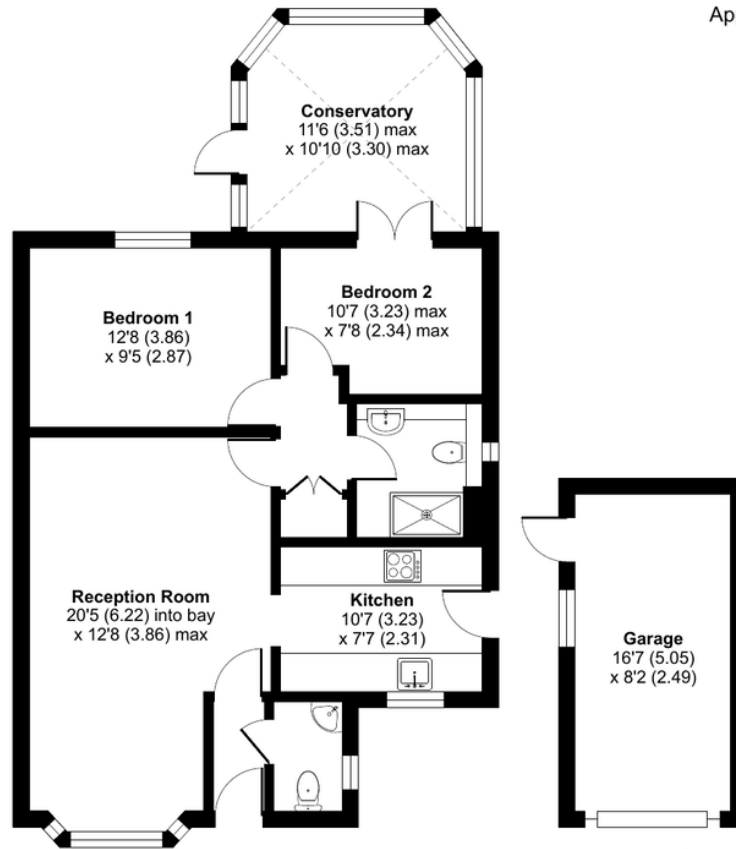
Newbury Drive, Newton Abbot, TQ13

Approximate Area = 791 sq ft / 73.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 926 sq ft / 86 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023. Produced for Ashtons Complete (Complete Property). REF: 1046861



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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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. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Tesco Express 0.5 miles

Town Centre: Bovey Tracey 0.5 miles

Supermarket: Tesco 5.8 miles

Exeter: 14.6 miles

Relaxing

Beach: Teignmouth 10 miles

Tennis court, swimming pool, cricket: 0.25 miles

Stover Golf Club: 1.25 miles

Haytor, Dartmoor: 4.8 miles

Travel

Bus stop: Le Molay-Littry Way 0.1 miles

Train station: Newton Abbot 7 miles

Main travel link: A38 2 miles

Airport: Exeter 18.2 miles

Schools

Bovey Tracey Primary School: 0.7 mile

South Dartmoor Community College: 8.4 miles (school bus)



Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9YP**

how to get there...

From the A38 proceed towards Bovey Tracey on the B3344. Before reaching the town, turn right into Newbury Drive and the property can be found on the left hand side.



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

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