



A semi-detached bungalow in the popular town of Bovey Tracey with two bedrooms, kitchen, living room with views over the rear garden, bathroom, driveway parking and a garage. Offered to the market with no forward chain.

53 Priory | Bovey Tracey | TQ13 9HP



thoroughly good property agents



PROPERTY TYPE

Semi-Detached Bungalow  
Freehold



SIZE

760 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Driveway



OUTSIDE SPACE

Garden



EPC RATING

80 C



COUNCIL TAX BAND

C



### in a nutshell...

- Semi-Detached Bungalow
- Two Bedrooms
- Living Room with Door to Garden
- Driveway Parking
- Single Garage
- Front and Rear Gardens
- Views from Garden towards Countryside
- NO CHAIN







## the details...

To the front of the property are double doors into a small porch, ideal for hanging coats, a further door leads into the entrance hallway which benefits from an airing cupboard and doors to all accommodation.

Positioned at the front of the property is the kitchen which has plenty of light from a wide window overlooking the front garden. The kitchen is fitted with a Neff oven and grill, gas hob, a range of wood fronted units and space for both a washing machine and fridge/freezer. A door gives direct access onto the driveway.

The living room is a good size and enjoys sliding patio doors onto the garden, allowing plenty of light and a lovely outlook. A gas fire is fitted within a stone surround fireplace.

The main bedroom is a double room overlooking the front garden, the second bedroom is positioned to the rear of the bungalow. Both bedrooms are serviced by the family bathroom which is partly tiled with an obscured glazed window allowing for natural ventilation, a bath, WC, basin and bidet.

Outside, steps lead down from the living room to a patio. Steps lead to the rear door into the garage. The garden enjoys a rockery, feature pond, shed with electricity, a variety of shrubs and trees and an area of lawn. There is a water tap for convenience. Views extend across the neighbouring rooftops towards rolling countryside in the distance.

The front garden is laid to lawn with mature hedging providing a good deal of privacy. The driveway leads to the single garage which has an up and over door, power and light is connected.

The property has a solar panel, which is owned outright and provides some of the hot water.

Tenure - Freehold  
Council Tax Band - C



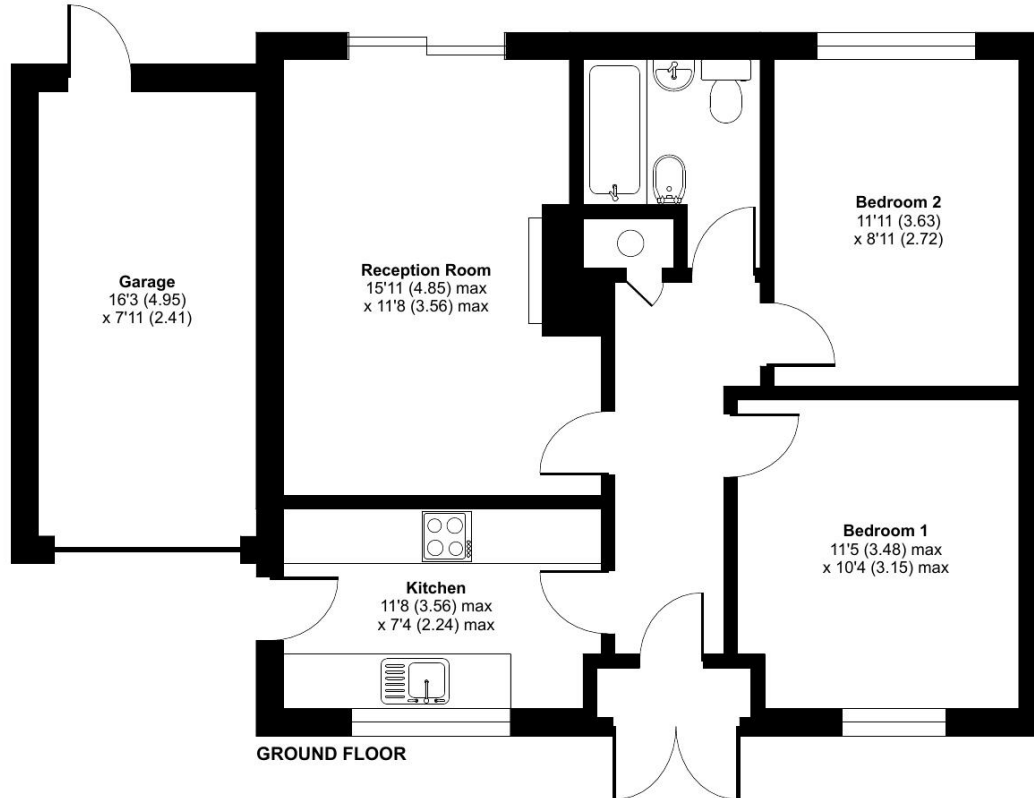
## Priory, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 645 sq ft / 59.9 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 775 sq ft / 71.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Ashtons Complete (Complete Property). REF: 1046859



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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: Co-op 0.4 miles  
Town centre: 0.3 miles  
Supermarket: Tesco 6.6 miles  
Exeter: 16.2 miles

### Relaxing

Beach: Teignmouth 12.3 miles  
Park: Mill Marsh Park 0.28 miles  
Tennis courts and swimming pool: 1 mile  
Bovey Tracey Golf Centre: 0.7 miles

### Travel

Bus stop: Fore Street 0.3 miles  
Train station: Newton Abbot 6.6 miles  
Main travel link: A38 2.7 miles  
Airport: Exeter 18.1 miles

### Schools

Bovey Tracey Primary School: 0.2 miles  
South Dartmoor Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9HP**







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

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