



A superb family home arranged over three floors, set on the edge of this residential area, overlooking the nature reserve, giving it a tranquil frontage and ideal for those who enjoy walking and nature in general. Also gives easy access to the local shop, bus stop and the A38. Viewing highly recommended.

27 Templer Place | Bovey Tracey | TQ13 9GN



thoroughly good property agents



PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,438 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

82 B



COUNCIL TAX BAND

D



in a nutshell...

- Modern Kitchen
- Ground Floor Lounge/Dining Room
- First Floor Sitting Room
- Cloakroom
- Master Bedroom with En-suite
- Three further Bedrooms
- Family Bathroom
- Garage
- Private Parking
- Enclosed rear Garden
- Remainder of NHBC Warranty





the details...

A fabulous, modern, family home with four bedrooms, one en-suite, a garage, and an enclosed rear garden, in a quiet position in the popular town of Bovey Tracey, a short distance from the shops, park, eateries and amenities in the town Centre.

This wonderful semi-detached property is situated in a quiet location facing the plantation which offers a tranquil view from the front of this lovely home, as well as offering peaceful local walking.

It is beautifully presented with stylish décor, feels warm and welcoming with gas central heating and double-glazing throughout, and is arranged over three floors offering spacious and versatile accommodation ideal for a family.

The accommodation comprises, on the ground floor, an entrance hallway with a staircase rising to the upper floors, a modern, light and airy kitchen/breakfast room with plenty of worktop and cupboard space, featuring a fan-oven and gas hob, floor space for an upright fridge/freezer, plumbing for a washing machine, dishwasher, and space for a table and seating, ideal for casual dining. There is a convenient ground-floor cloakroom with a WC and basin and an under-stairs storage cupboard with space for a condensing tumble dryer. The generously proportioned family room has a window and patio doors to the rear garden, such a lovely space for the more formal eating and lounging during the day.

Upstairs, on the first floor, there is a sitting room that feels cosy despite its generous proportions. There is a double bedroom, currently used as a study, ideal for those working from home, a family bathroom with a white suite, and a cupboard containing an unvented hot water cylinder. On the top floor, the principal bedroom has a fitted wardrobe, patio doors that open in to reveal a Juliette balcony with views over the woodland opposite, and an en-suite shower room containing a shower, a WC and basin. Also on this floor is a further light and airy double, a good sized single bedroom and completing the accommodation is a modern shower room with a shower, a WC and basin.

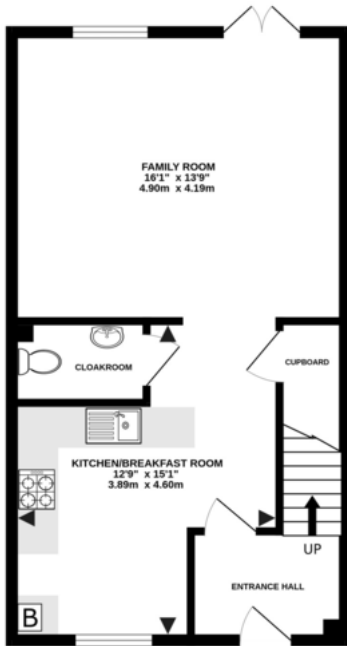
Outside, the rear garden is well-maintained, and is fully enclosed making it safe for children and pets. There is a paved patio, great for a barbecue or alfresco dining, a level lawn, a timber shed for storing the garden furniture and mower, and a gate at the rear provides alternative access to the parking area where there is a numbered parking space and a single garage, where the current owners house their car, beneath a neighbouring coach house.

Tenure – Freehold
Council Tax Band - D

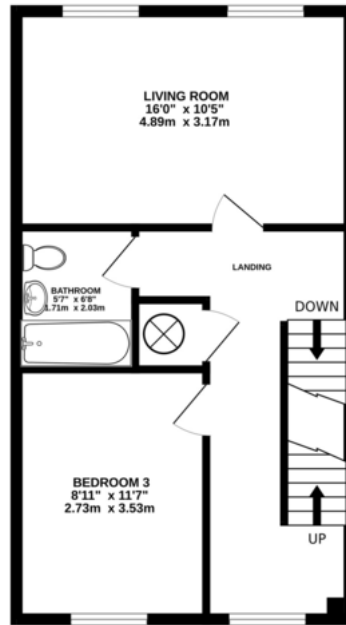


the floorplan...

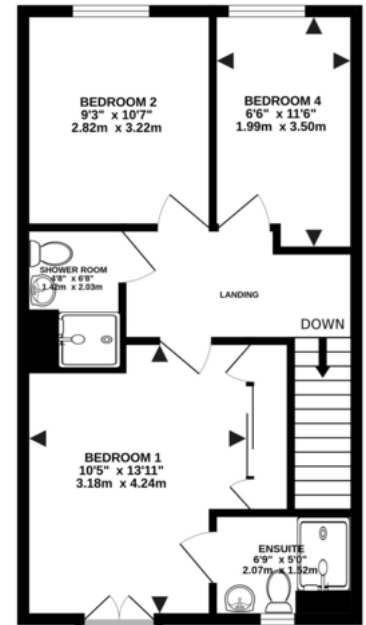
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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. 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 Food 0.2 miles

Town Centre: Bovey Tracey 1.4 miles

Supermarket: Tesco 5.4 miles

Exeter: 16.5 miles

Relaxing

Beach: Teignmouth 10.6 miles

Tennis court, swimming pool, cricket: 0.6 miles

Stover Golf Club: 2 miles

Haytor, Dartmoor: 4.5 miles

Travel

Bus stop: Pottery Road 0.2 miles

Train station: Newton Abbot 5.4 miles

Main travel link: A38 1.5 miles

Airport: Exeter 18.5 miles

Schools

Bovey Tracey Primary School: 1.3 miles

Teign School: 5.3 miles

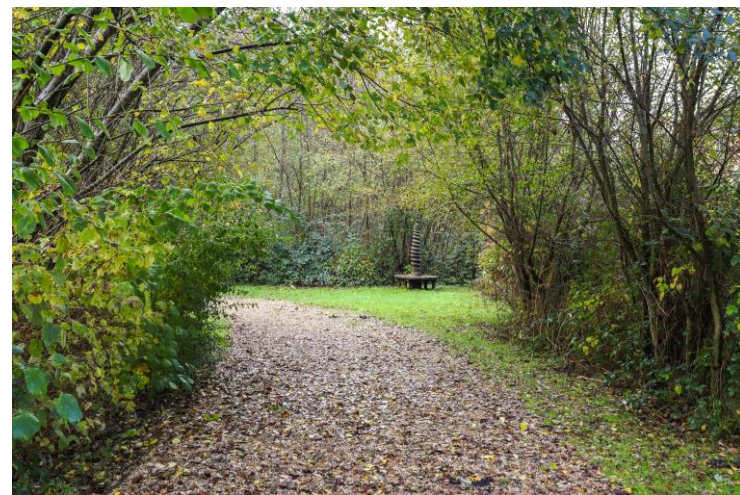
South Dartmoor Community College: 7.1 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: [TQ13 9GN](#)

how to get there...

From the A38 take the Drumbridges exit and follow the sign to Bovey Tracey. Keep to the left lane and continue through the traffic lights and just after the Texaco Garage & Shop turn left into Templer Place. (If you reach the roundabout you have past the turning). Proceed into Templer Place, take the second turning on the left, then left again and right where the property can be found on the left.





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

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