



A spacious modern family home with countryside views boasting four double bedrooms, an en-suite shower room, stunning kitchen/dining room, utility room, enclosed rear garden, parking and a garage on a recent development on the outskirts of Bovey Tracey.

14 Marriott Way | Bovey Tracey | TQ13 9RZ



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

1347 SQ FT



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

E



in a nutshell...

- Modern Detached Family Home
- Stunning Kitchen/Dining Room
- Generous Living Room
- Utility Room
- Four Double Bedrooms
- En-suite Shower Room
- Enclosed Rear Garden
- Garage and Parking
- Close to Bovey Tracey Town
- Countryside Views





the details...

An opportunity to purchase a fabulous, modern, detached family home with four bedrooms, one ensuite, a garage, parking, an enclosed rear garden and countryside views, on a recent development in the popular moorland town of Bovey Tracey.

Inside, it is beautifully presented with bright and neutral décor throughout and it feels warm and welcoming with gas central heating and double-glazing.

The accommodation briefly comprises, on the ground floor, an entrance hallway with a meter cupboard, a staircase rising to the first floor with a cupboard beneath, a convenient ground-floor cloakroom with a hidden-cistern WC and basin. The spacious living room has a window to the front and patio doors to the rear garden. The kitchen/dining room has plenty of room for a dining table, perfect for a dinner party or family celebration, and a stylish and modern fitted kitchen that has elegant white quartz solid worktops, plentiful cupboard space in contrasting dark blue, under-cabinet lighting, a matching island, and integrated appliances including an eye-level double oven, ceramic hob and filter hood, fridge/freezer, and a dishwasher. A door leads into a utility room with matching worktop and storage, a back door to the garden, space with plumbing for a washing machine and tumble drier, and a condensing combi-boiler hidden in a wall cabinet.

Upstairs, there are four light and airy bedrooms, all double sized. The front bedrooms having a fabulous view towards Dartmoor, the main bedroom having a large fitted wardrobe with sliding mirror doors, and a superb ensuite shower room with a large rainfall shower, a basin, hidden-cistern WC and a heated towel rail. Completing the accommodation a modern family bathroom containing a bath with a shower over, a wash-hand basin, a hidden-cistern WC, heated towel rail, and an airing cupboard behind the door with shelving for linen.

Outside, the rear garden faces East-southeast, is a generous size and is fully enclosed making it safe for children and pets. There is an extensive terrace of paving, perfect for entertaining, be it a barbecue, or sharing drinks with family and friends, and a split-level lawn, ideal for other outdoor activities, with a gravel path leading to a rear door into the single garage, which has an up and over door and additional parking immediately in front. Splash-proof plug-sockets and an outside tap are provided for convenience. A path leads along the side of the property where a gate provides alternative access to the front, where there is additional parking on-road, if required.

Tenure – Freehold
Council Tax Band - E

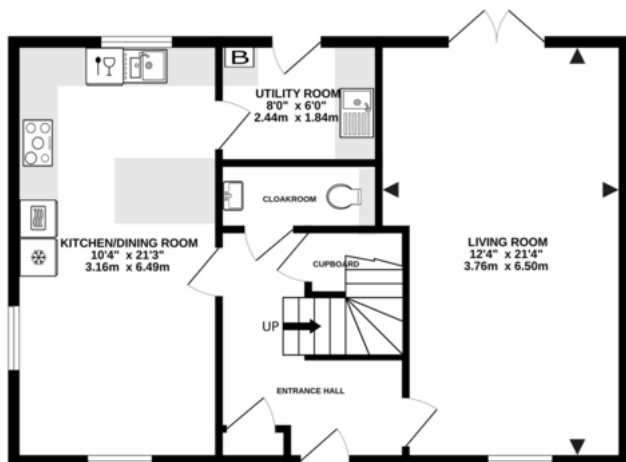
SERVICES

The property is connected to mains drainage, water, gas and electric.

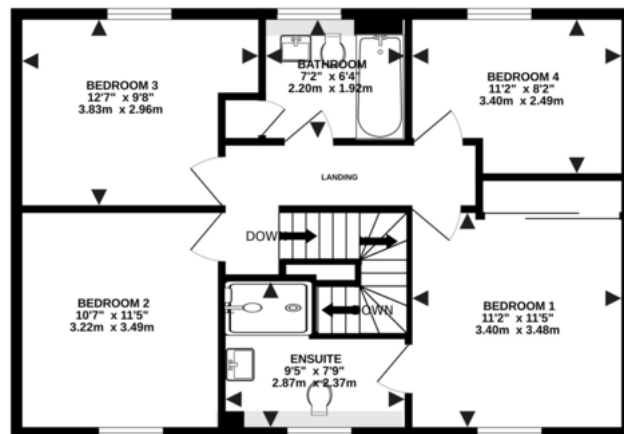
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the floorplan...

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 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 0.6 miles
Supermarket: Tesco 6.1 miles
Exeter: 17.1 miles

Relaxing

Beach: Teignmouth 11.1 miles
Tennis court, swimming pool, cricket: 1.2 miles
Stover Golf Club: 2.7 miles
Haytor, Dartmoor: 4.2 miles

Travel

Bus stop: 0.5 miles
Train station: Newton Abbot 6.1 miles
Main travel link: A38 2.2 miles
Airport: Exeter 19.1 miles

Schools

Bovey Tracey Primary School: 0.9 miles
Teign School: 5.8 miles
South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9RZ**





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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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