



## 2 Southbrook Road, Bovey Tracey - TQ13 9YZ

£290,000 Freehold

Beautifully maintained 3-bed semi-detached house with modern charm & neutral decor. Rear Garden & Garage with driveway and also Features stunning views of Dartmoor.

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE



## USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2026 pa) EPC

Rating: C

Local Authority: Teignbridge District

Council

Services: Mains water, drainage, electricity and gas

Heating: Gas central heating (Valliant Gas Boiler installation TBC)

Property constructed in 1999.

## ROOM MEASUREMENTS:

Living Room: 4.4m x 3.7m (14'3" x 12'0")

Kitchen: 3.2m x 2.1m (10'4" x 6'10")

Dining Room: 3.2m x 2.9m (10'4" x 9'5")

Bedroom 1: 4.0m x 2.6m (13'3" x 8'6")

Bedroom 2: 3.4m x 2.6m (11'3" x 8'6")

Bedroom 3: 2.4m x 2.0m (7'9" x 6'8")

Garage:

A Single Garage with up-and-over door, has been converted in to a gym area space by the current owner with rubber flooring in place - this can be left for the new owner should they wish.



## STEP INSIDE:

Presenting this beautifully maintained 3-bedroom semi-detached house, a property that exudes modern charm and neutral decor throughout. As you enter the house through the welcoming entrance hall, coat hooks are conveniently located allowing for easy storage of your coats & jackets with stairs leading up to the first floor.

The living room serves boasts a beautiful fireplace with a mantel piece that becomes the focal point of the room. The wooden floors add a touch of elegance, creating a warm and inviting ambience where you can relax and unwind after a long day.

The open plan kitchen and dining room, offering views of the rear garden and ensuring a seamless flow of natural light throughout the space. The modern-equipped kitchen impresses with its white shaker style doors and wooden worktops, coupled with the convenience of an integrated oven and gas hob, complete with an extractor fan.

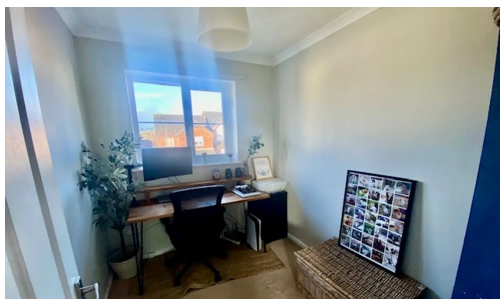


A freestanding washing machine is in place and can be left for the new owner. The wall mounted Valliant gas boiler is located in the kitchen and the installation date is to be confirmed by the current owners.

Venturing upstairs, you will find two generously sized double bedrooms, each providing plentiful space for all your personal belongings and allowing for peaceful slumber. Additionally, a single bedroom offers versatility, whether for guests or as a dedicated workspace.

The landing area not only serves as a gateway to the bedrooms but also unveils the loft space, conveniently accessed through a pull-down ladder. The landing also provides an airing cupboard space, maximising storage options and ensuring a clutter-free environment.

Completing this property is the main bathroom, showcasing a bath with an overhead shower, a washbasin, and a WC. With neutral décor throughout, this space has been meticulously crafted to create an ideal space for a first time buyer or young family with stunning views across to Dartmoor serving as the backdrop.





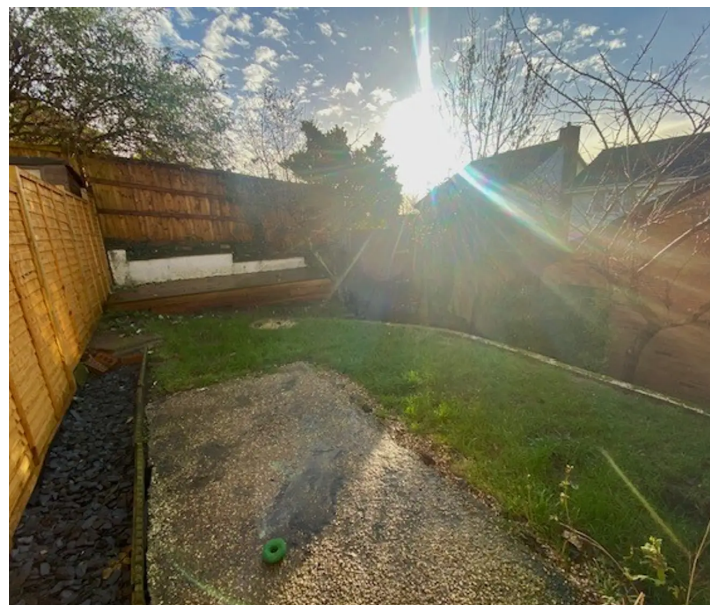


#### **STEP OUTSIDE:**

The property features an elevated entrance with steps leading up to the front door, encompassed by a variety of mature bushes and shrubs. Additionally, there is a paved driveway capable of accommodating one vehicle, complemented by an attached single garage. The rear garden is designed across two levels, providing a grass area, a border along the fence, and a charming decking area situated at the far end. This space offers the ideal retreat for peace and relaxation. A convenient wooden shed is already in place, and a rear garage access door further enhances the functionality of this space. Whether you seek a serene spot to unwind during leisure time or to indulge in a well-deserved respite after a long day's work, this well-appointed outdoor space is sure to capture your imagination.

#### **LOCATION:**

This detached house is ideally located 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 a swimming pool and a sports field/tennis court. 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>3</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	