



A modern beautifully presented semi-detached four-bedroom family home with a lovely triple aspect sitting room and beautifully fitted kitchen/dining room, main bedroom with en-suite, two parking spaces and an enclosed, sheltered rear garden situated in the popular town of Bovey Tracey. VIEWING HIGHLY RECOMMENDED

47 Templer Place | Bovey Tracey | Devon | TQ12 9GN





PROPERTY TYPE

Semi-Detached House
Freehold



SIZE

1,001 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden



EPC RATING

78 C



COUNCIL TAX BAND

D



in a nutshell...

- Triple Aspect Sitting Room
- Patio Door to Garden
- Fitted Kitchen and Dining Room
- Cloakroom
- Main Bedroom with Ensuite
- 2nd Double Bedroom
- 2 Single Bedrooms
- Family Bathroom
- Paved Garden
- Two Allocated Parking Spaces





the details...

A modern, semi-detached family home with four bedrooms, one en-suite, two parking spaces and an enclosed rear garden, in the popular town of Bovey Tracey.

Inside, it is well presented with light and neutral decor and feels warm and inviting with gas central heating and double-glazing throughout.

The accommodation briefly comprises, on the ground floor, a spacious entrance hallway with a convenient cloakroom containing a WC and basin. A staircase to the first floor with a cupboard beneath leading into a generously sized living room with patio doors to the rear garden. The similarly sized kitchen/dining room with triple aspect windows and a half-glazed door to the rear garden has plenty of space for a dining table and seating, ideal for any occasion. The modern fitted kitchen has plenty of worktop and cupboard space, an integrated fan-oven, a gas hob and filter hood and an integrated fridge/freezer, washing machine and dishwasher.

Upstairs, is the principal bedroom, an excellent double with a fitted wardrobe and an en-suite shower room. There are three further bedrooms, a double and two singles and completing the accommodation is the family bathroom.

Outside, the rear garden is a decent size and is fully enclosed and sheltered making it safe for children and pets. It is fully paved, requiring minimal maintenance, is great for entertaining, be it a barbecue or drinks with family and friends, and there is an outside tap for convenience. The property comes with two allocated parking spaces, with more on-road nearby if required.

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

Please visit <https://checker.ofcom.org.uk> for Broadband and Mobile Signal availability.

Tenure – Freehold

Council Tax Band – E

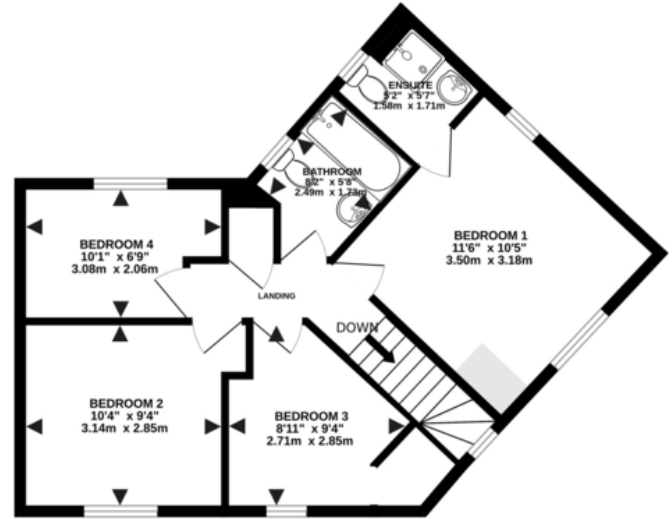


the floorplan...

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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

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: TQ12 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 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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