



A detached bungalow, offering spacious rooms including the sitting room with balcony off from which to enjoy superb far reaching countryside views to Dartmoor in the distance, two double bedrooms, a garage, solar panels, and front and rear gardens, set on the edge of this popular town of Bovey Tracey.

19 Crokers Meadow | Bovey Tracey | TQ13 9HL



thoroughly good property agents



PROPERTY TYPE

Detached Bungalow  
Freehold



SIZE

893 sq ft



LOCATION

Town



AGE

1950s, 1960s and 1970s



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

C



### in a nutshell...

- Spacious Kitchen Dining Room
- Sitting Room with doors to the Balcony
- Stunning Far Reaching Views
- 2 Double Bedrooms
- Family Bathroom
- Garage and Driveway
- Tiered Garden to the Front
- Enclosed Rear Garden
- Ready for Immediate Occupation
- NO ONWARD CHAIN







## the details...

A detached bungalow, with two double bedrooms, a garage, a balcony, solar panels, and front and rear gardens with fabulous views towards Dartmoor, in the popular town of Bovey Tracey.

Inside, it is nicely presented with light and neutral decor throughout, feels warm with gas central heating and double glazing, and it benefits from an array of solar photovoltaic panels on the roof that generate electricity and thereby reduce the running costs of the property.

The accommodation briefly comprises, an entrance hallway, a good size kitchen/dining room, filled with light from dual-aspect windows, from where there is a fabulous view over the surrounding countryside to Dartmoor, with plenty of room for dining table and seating, perfect for any occasion. The fitted kitchen with quartz worktops and plenty of cupboard space, with a gas hob, an eye-level double-oven, an alcove for an upright fridge/freezer, and space with plumbing for a washing machine and dishwasher. The spacious living room is filled with light from wide, sliding patio doors to the balcony, taking full advantage of the stunning view, and an elegant fireplace fitted with a living-flame gas fire that makes a nice focal point for the room. There are two bedrooms, both double sized, the principal bedroom being larger and having a suite of fitted bedroom furniture, comprising wardrobes, over-bed storage, bedside tables, and a dressing table. Completing the accommodation is a bathroom with a cream suite comprising a bath, a separate shower, a pedestal basin, and a WC.

Outside, the balcony has timber decking and a wooden balustrade with a retractable awning providing shade in the summer months, creating a fabulous outside space in which to enjoy the tranquil surroundings, and fabulous view, and as the garden faces southwest it enjoys long hours of summer sunshine.

The front garden rises upwards, landscaped with terraces of paving, gravel, plants shrubs and ornamental trees, and steps lead up beside a sloping tarmac driveway with space for up to two cars, in front of the single garage that has lights, power, and an up and over door.

At the rear is another generously sized, landscaped garden, with terraces of gravel, lawn, areas of timber decking, and a crazy-paved patio at the bottom, providing plenty of options for entertaining be it a barbecue or drinks with friends and family. There is a timber shed, and doors providing access to extensive basement storage areas where there is plenty of dry storage, the main area also housing a condensing combi-boiler that provides the central heating and hot water on demand.

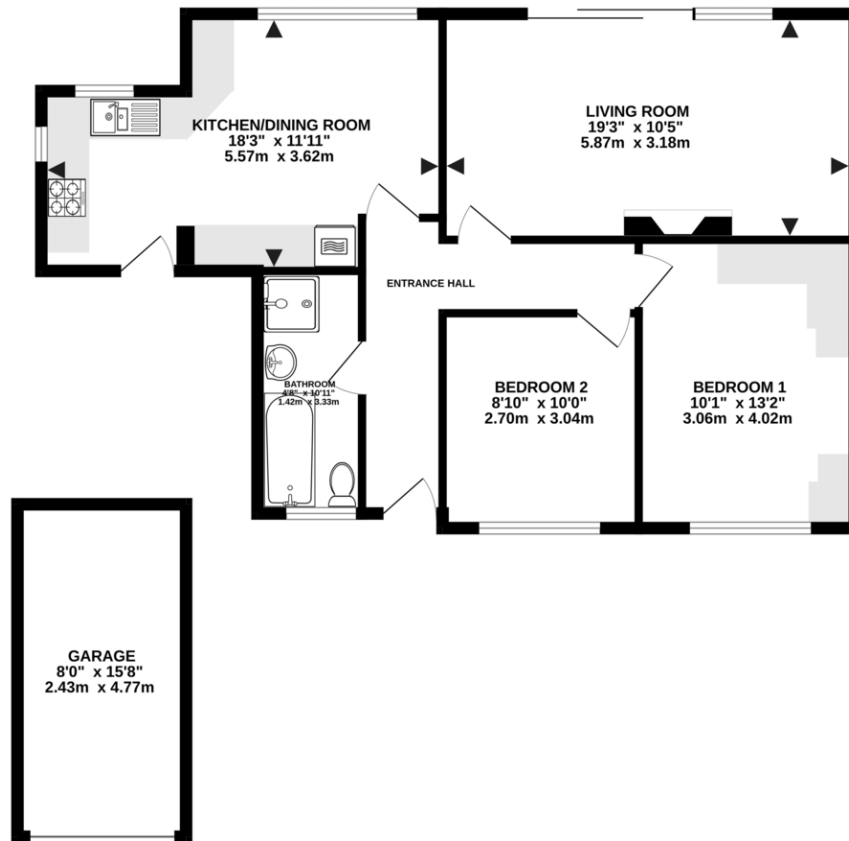
Tenure – Freehold  
Council Tax Band – C

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

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

the floorplan...

GROUND FLOOR  
893 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 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.  
Made with Metropix C2024



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



## 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 9HL**

## how to get there...

From the Complete Office in Bovey Tracey continue up Fore Street and take the third turning on the left by the old Town Hall into Mary Street. Continue up the hill, taking the send left into Crokers Meadow and then immediately left, where the property can be found on the right.







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

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

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**