



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

complete.

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...

The property, although generally well maintained would now benefit some refurbishment and is ideal for those purchasers looking for a home they can refurbish and alter to create their own individual home.

The bungalow benefits from gas central heating and double glazing, and an array of solar photovoltaic panels on the roof that generate electricity and thereby reducing 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, has 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 a fireplace fitted with a living-flame gas fire that makes a 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, separate shower, a pedestal basin, and WC.

Outside, the timber balcony has 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. As the garden faces southwest it enjoys long hours of summer sunshine.

The front garden is tiered, rising upwards, landscaped with terraces of paving, gravel, plants shrubs and ornamental trees. 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.

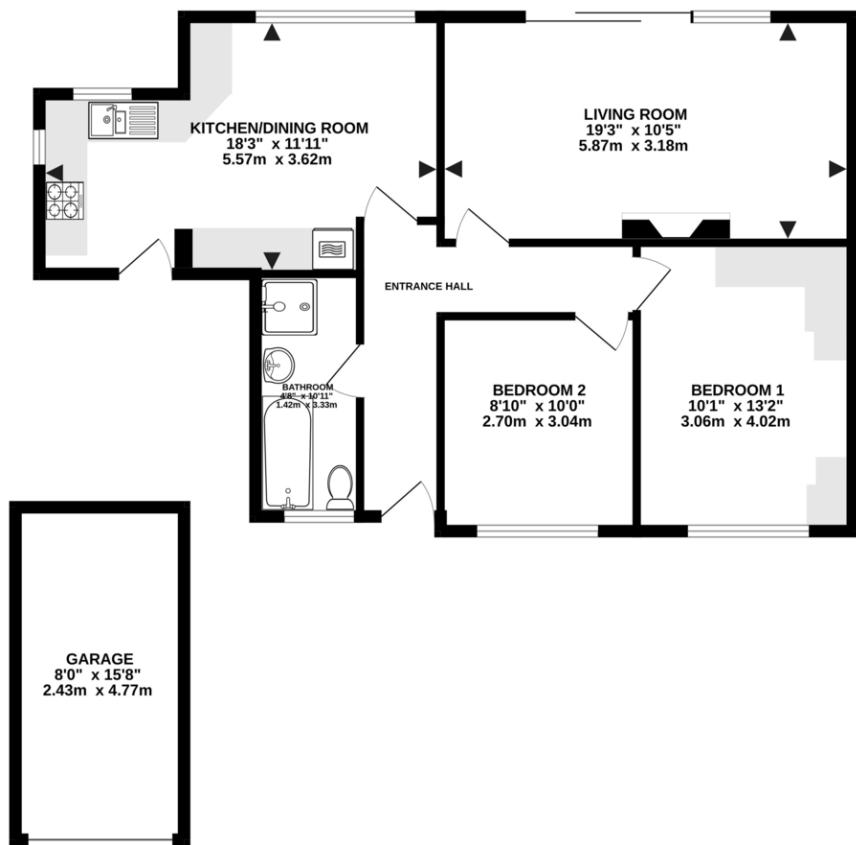
Tenure – Freehold
Council Tax Band – C

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 and other fixtures and fittings are approximate and should not be relied upon 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 condition 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 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...

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