



## 5 St. Peters Close, Bovey Tracey - TQ13 9ES

Guide Price £310,000 Freehold

This charming semi-detached bungalow has 2 double bedrooms and is on an elevated position close to the town centre. Lovely countryside views, an integral garage and driveway parking.

\*\* Available Chain Free, Subject to probate. \*\*

  
**chamberlains**  
the key to your home

### Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Living Room/Diner: 5.76m x 3.27m (18'11" x 10'9")

Kitchen: 3.64m x 2.21m (11'11" x 7'3")

Bedroom: 4.16m x 2.92m (13'8" x 9'7")

Bedroom: 4.16m x 2.56m (13'8" x 8'5")

Showers Room: 2.12m x 1.64 (6'11" x 5'5")

Garage: 5.51m x 3.36m (18'1" x 11'0")

Workshop/Storeroom: 4.88m x 2.37m (16'0" x 7'9")

### USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2019.70pa 2023/2024)

EPC Rating: D

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler

Sale of property subject to Probate.

### AGENTS INSIGHT:

"This delightful bungalow has countryside views from, the living room and kitchen but also the rear garden. It has a single garage and a bonus storeroom/ workshop which is ideal for someone who wants to have space for tools or hobbies. The location is very sought after, tucked away in a quiet cul-de-sac and within close proximity to the town centre."



### STEP OUTSIDE:

A small area of garden to the left of the steps at the front, leading up to the entrance porch, adds a touch of greenery. The driveway provides parking for a car, in front of the integral garage. From the entrance porch, a door grants access to the rear garden. A paved pathway leads round the side of the property and out to the back which is bordered by raised beds with an array of plants and shrubs. Further steps take you to the rear lawned garden which is a good size, enclosed by fencing and hedges with an array of mature plants along the boundaries. Additionally, the garden also offers captivating countryside views from its far end, granting a perfect spot to savour a well-deserved cup of tea while embracing the natural beauty of the surroundings.

### LOCATION:

This property is situated on an elevated position in a popular Cul-de-sac, within walking distance to the town centre. Known as the "Gateway to the Moors", Bovey Tracey 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 courts. 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 30 mins driving distance.



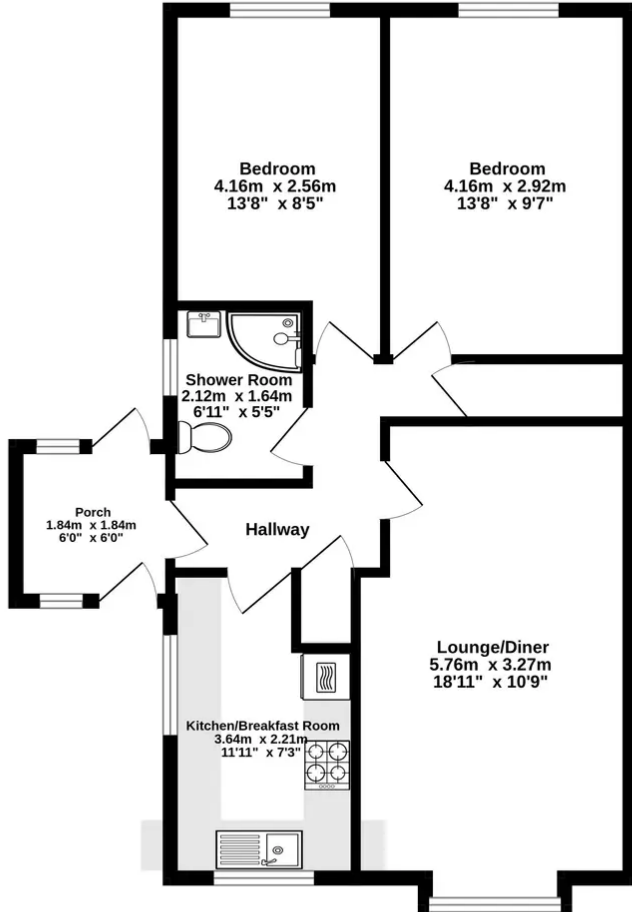


#### STEP INSIDE:

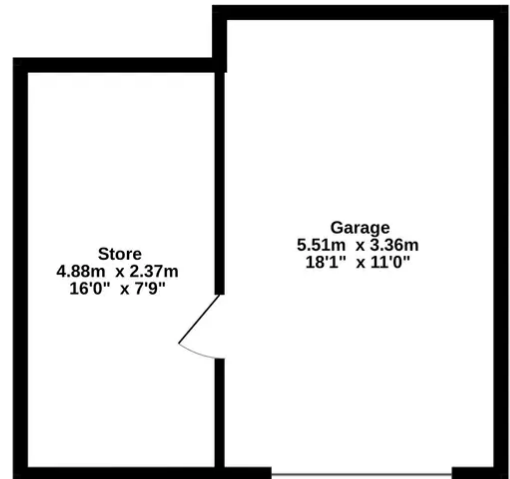
Nestled in a picturesque location, this charming two-bedroom semi-detached bungalow offers a delightful and peaceful living environment. A useful entrance porch is found at the top the set of steps to the property, this also has a further door out to the rear garden. The property boasts a well-proportioned lounge with a large window to take in the countryside views, a functional kitchen with an integral eye level electric oven and gas hob, and two double bedrooms. A shower room adds convenience to the layout. There is a large storage cupboard and an airing cupboard with slatted shelving in the inner hallway. The integral garage and workshop situated beneath the property, provide ample space for storage and potentially allow for future expansion, it also houses the wall mounted, gas fired combination boiler. Presented chain-free, this wonderful property represents an excellent opportunity for those seeking a comfortable and inviting bungalow. The enduring beauty of the location, coupled with the well-planned layout, the countryside views and the serene outdoor space, make this property a truly desirable place to live.



**Ground Floor**  
60.6 sq.m. (652 sq.ft.) approx.



**Garage/Store**  
30.1 sq.m. (324 sq.ft.) approx.



**TOTAL FLOOR AREA : 90.6 sq.m. (976 sq.ft.) 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 ©2024

