



An opportunity to purchase a modern, end-terrace family home, with three bedrooms, one ensuite, and parking, in a cul-de-sac location, on a modern development in the popular town of Bovey Tracey.

74 Templer Place | Newton Abbot | TQ13 9GR

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Apartment



SIZE  
924 sq ft



LOCATION  
Bovey Tracey



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
...



PARKING  
Allocated Parking



OUTSIDE SPACE  
None



EPC RATING  
79 C



COUNCIL TAX BAND  
B



### in a nutshell...

- Juliet Balcony from Sitting Area
- Principal Bedroom with Ensuite
- Dressing Area to Principal Bedroom
- 2 Further Bedrooms
- Family Bathroom
- Allocated Parking
- Convenient Location
- Close to local shop and Bus



## the details...

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

The accommodation briefly comprises, on the ground floor, an entrance hallway, the principal double bedroom that is a generous size and has a walk-in wardrobe and an ensuite shower room.

Upstairs, there are two further bedrooms, an excellent double, and a single and a family bathroom containing a bath, basin, Wc, and a chrome heated towel rail. The spacious open-plan living space has patio doors that open to reveal a Juliette balcony. The modern kitchen benefits from a fan-oven, gas hob and filter hood above, floor space for an upright fridge/freezer, and space with plumbing for a washing machine and a slimline dishwasher.

Outside at in the rear parking area there is one allocated space with additional parking on-road nearby if required. There is a storage space along the side of the property and a timber shed.

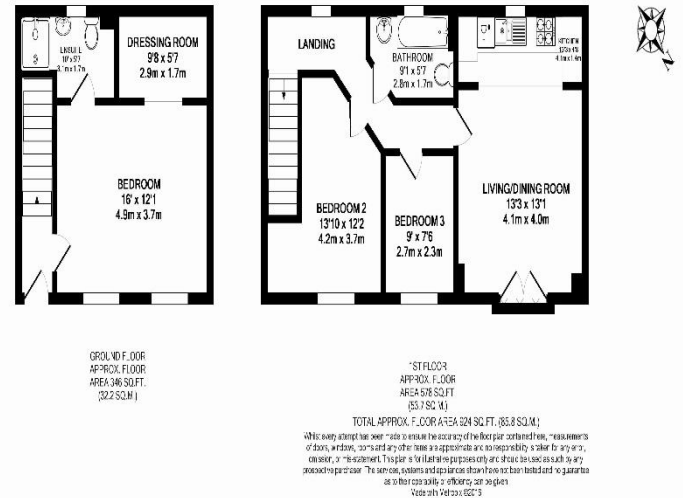
Tenure: Freehold

Council Tax Banding: B

Services: Mains electricity, gas, water and drainage

Broadband and Mobile Signal - Please visit

<https://checker.ofcom.org.uk> for availability



## 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

### Shopping

Town centre: Bovey Tracey 0.5 mile

Supermarket: Co-op 0.5 mile/Tesco Express 0.6 mile

Newton Abbot: 6.6 miles

Exeter: 14.4 miles

### Relaxing

Beach: Teignmouth 10.1 miles

Park: Mill Marsh Park: 0.6 mile

Tennis court: 0.9 mile

Stover Golf Club: 3.5 miles

### Travel

Bus stop: Pottery Road

Train station: Newton Abbot 6.9 miles

Main travel link: A38 2.7 miles

Airport: Exeter 17.5 miles

### Schools

Bovey Tracey Primary School: 0.75 mile

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times. **Property postcode: TQ13 9GR**



## how to get there...

From the office in Bovey Tracey proceed from Fore Street into Station Road and take the left hand turn, opposite the Dolphin Hotel, into Newton Road and continue to the roundabout. Take the second exit and Templer Place can be found on the right

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