



## 1 Rendells Meadow, Bovey Tracey - TQ13 9QW

£450,000 Freehold

This well presented, three bedroom detached Bungalow is situated on a corner plot on the entrance to a cul de sac in the heart of Bovey Tracey, with a level stroll in to the town centre. It has a garage, driveway and a level rear garden. Available chain free.  
(Subject to Probate).

  
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### ROOM MEASUREMENTS:

Lounge/Diner: 21'1" x 15'7" (6.42m x 4.75m)

Kitchen: 10'11" x 10'8" (3.32m x 3.25m)

Conservatory: 12'0" x 11'10" (3.64m x 3.61m)

Master Bedroom: 15'3" x 10'8" (4.65m x 3.26m)

Bedroom: 10'8" x 9'8" (3.25m x 2.95m)

Bedroom: 12'7" x 8'8" (3.85m x 2.64m)

Bathroom: 8'1" x 5'10" (2.46m x 1.78m)

Garage: 17'6" x 8'11" (5.34m x 2.71m)

### USEFUL INFORMATION:

Heating: Gas central heating, Worcester Boiler  
Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: E (£2,786 approx)

EPC Rating: C / Tenure: Freehold

### AGENTS INSIGHT:

"Ideally situated on a level plot, this well designed bungalow is a good option for those wanting a level access to Bovey Tracey town centre. The conservatory is an added bonus to provide extra living space and a place to sit overlooking your garden. The recently fitted kitchen has been well designed to provide plenty of work space and cupboards and the three double bedrooms is ideal for guests wanting to stay. With no onward chain this is definitely worth a viewing, to see what accommodation it has to offer."



### STEP OUTSIDE:

The front of the property features a driveway and a single garage with an electric door. The welcoming front gardens are kept private by a charming stone-built wall, boasting lush grass, mature shrubs, and bushes. A pathway leads to the front door, framed by a charming archway. A wooden gate grants access via the side of the property, with a small shed in situ. The rear garden offers a paved area enclosed by a stone surround, ideal for outdoor seating, while the remaining area is laid to lawn, enhanced by the presence of a tropical palm tree that adds a touch of exoticism throughout the year.



### LOCATION:

Ideally located on a corner plot on the entrance to a cul de sac in the heart of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town 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 half an hour's driving distance.





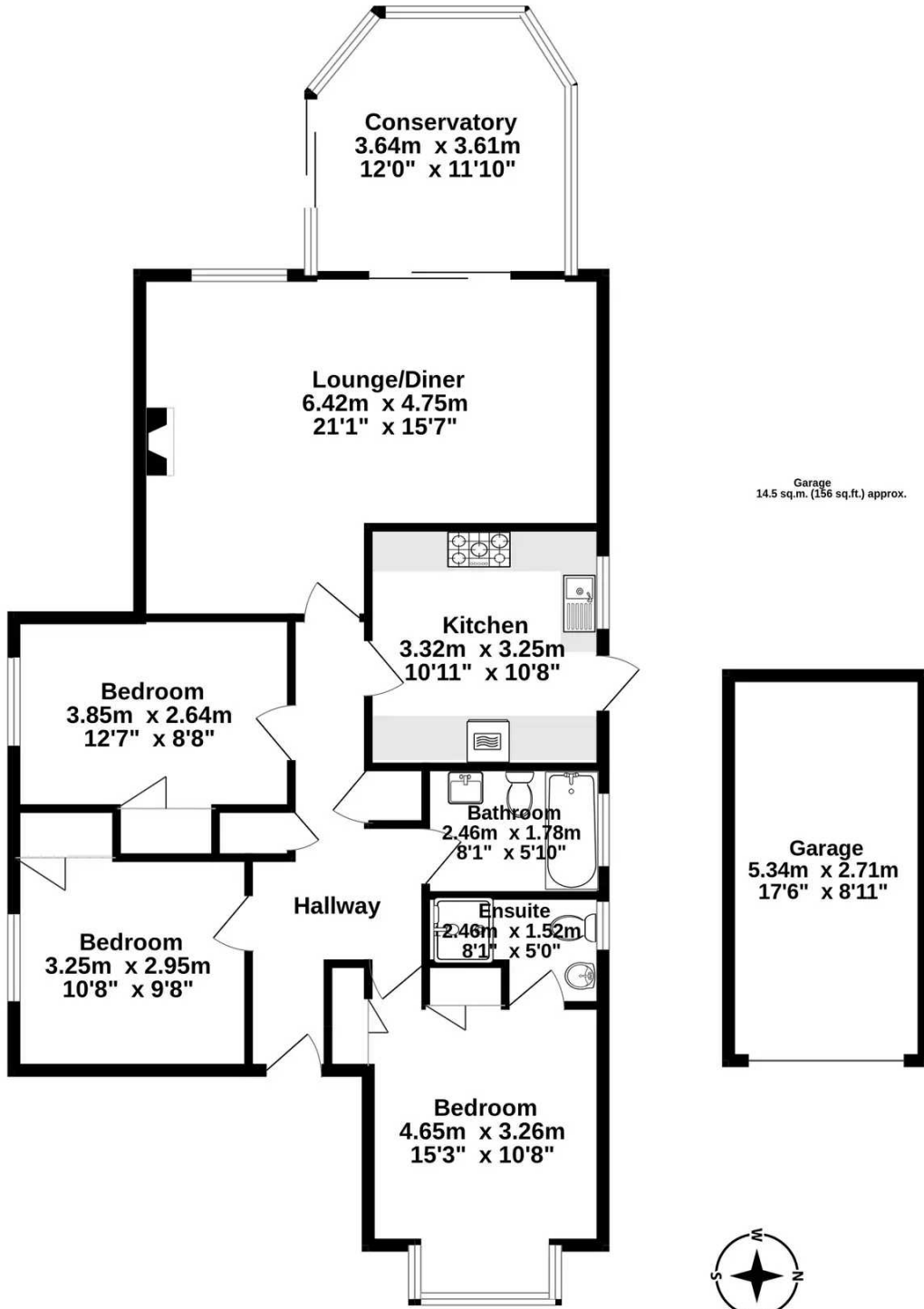


#### STEP INSIDE:

Introducing this charming three-bedroom detached bungalow, which benefits from a corner plot, offering comfortable living accommodation, this home presents an excellent opportunity for those seeking a property with the potential to add their own personal touch. Upon entering the property, you are greeted by an inviting entrance hall, complete with two airing cupboards and a conveniently located loft hatch for easy access. The master bedroom is a generous size and boasts an ensuite shower room, as well as an inset wardrobe, providing ample storage space. There are two further double bedrooms, perfect for guests and/or a crafts room or office. The main bathroom features a bath with an overhead shower. The well-maintained kitchen is adorned with white cabinets and offers a range of integrated appliances, including a dishwasher, double eye-level oven housed in a unit, a 5-ring gas hob, and an extractor fan. With space for a washing machine and an under-counter fridge/freezer, this kitchen provides all the necessary amenities for your needs. Additionally, it includes a wall-mounted Worcester Boiler for efficient heating. A door leads out to the side of the property, providing easy access. The open plan living area is spacious and bright, offering plenty of room for both a dining area and a lounge area. The electric fireplace adds a touch of cosiness, while sliding doors lead out to a delightful conservatory, flooding the room with natural light. French doors from the conservatory provide direct access to the rear patio, perfect for alfresco dining, entertaining guests or relaxing in your free time. Although the décor is dated, this property is well-maintained and boasts laminate flooring throughout, allowing for a convenient move-in whilst updating as you go.



Ground Floor  
103.0 sq.m. (1109 sq.ft.) approx.



**TOTAL FLOOR AREA : 117.5 sq.m. (1265 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.  
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