



An opportunity to purchase a detached bungalow with three bedrooms, a garage, and an enclosed rear garden, in a quiet, cul-de-sac location, a short walk from the shops, parks, and amenities in the popular town of Bovey Tracey.

3 Forge Place | Bovey Tracey | TQ13 9BW





PROPERTY TYPE
Detached Bungalow



SIZE
884 sq ft



LOCATION
Bovey Tracey



AGE
1980s to 1990s



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage



OUTSIDE SPACE
Garden



EPC RATING
70 C



COUNCIL TAX BAND
D



in a nutshell...

- Sitting room with Patio Doors to Garden
- Kitchen Breakfast Room
- 3 Bedrooms
- Wetroom
- Garage and Parking
- Enclosed Rear Garden
- Gas Central Heating and Double Glazing
- READY FOR IMMEDIATE OCCUPATION

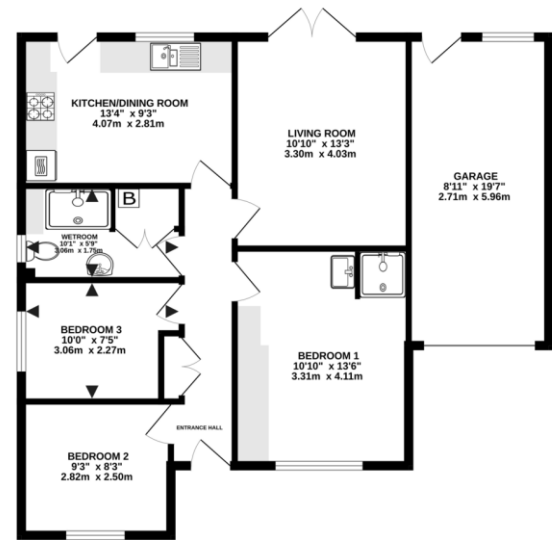


the details...

Inside, it has light and neutral decor throughout and benefits from gas central heating and double glazing.

The accommodation briefly comprises, an entrance hallway with a cupboard for coats and shoes, a good sized living room filled with natural light from patio doors to the rear garden, a generously proportioned kitchen/dining room with plenty of light from a window, and a half-glazed door to the rear garden. The fitted kitchen has plenty of oak-fronted wall and floor storage units, an eye-level fan-oven, gas hob and filter hood above. There are spaces beneath the worktops for a fridge and washing machine. There are three light and airy bedrooms, two doubles, and a good single currently used as a stud. The principal bedroom has fitted wardrobes and its own shower and pedestal basin for convenience. Completing the accommodation is a modern wet room with a shower area, a WC, and a pedestal basin, and an airing cupboard with slatted shelving for linen, also containing a condensing combi-boiler, that provides the central heating and hot water on demand. Outside is a good size, triangular rear garden, which is very much a blank canvas, although for those green fingered purchasers, a delightful private garden can be created. There is a tired timber shed and a greenhouse. A door leads into the rear of the attached single garage that has lights, power and an up and over door. A path leads down the side of the property to a gate to the front, providing alternative access to the block-paved driveway where there is additional parking for one car. Tenure: Freehold
Council Tax Band: D

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, rooms and any other items are approximate and do not necessarily reflect the actual dimensions or area contained. This plan is for information purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not shown to scale and are intended to be a guide only. Measurements are given in feet and inches and in meters. Made with Metaphor CAD.



Services: Mains sewerage, water, electricity and gas central heating.

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. 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 (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co Op 0.2 mile

Town centre: Bovey Tracey 0.6 mile

Supermarket: Asda (Newton Abbot) 5.4 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 10.9 miles

Park: Marsh Mill Park & Country Walks: 0.1 mile

Moors: Haytor rock: 4 miles

Travel

Bus stop: (Newton Rd) approx. 30 ft

Train station: Newton Abbot 6 miles

Airport: Exeter 18 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.7 miles

Stover: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9BW**

how to get there...

From the complete Office in Bovey Tracey, turn down into Station Road and opposite the Dolphin Hotel turn left into Newton Road. Take the second right, just after Cafe 360 into Avenue Road and then turn next right into Forge Place. Proceed to the end of the cul-de-sac and the bungalow can be found in front of you.



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.

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