



A detached family home offering good sized accommodation set at the end of this small cul-de-sac on the edge of Bovey Tracey, a level walk to the town and local facilities, including a nearby bus stop. This lovely home has been well maintained but would benefit from some updating. NO ONWARD CHAIN

7 Rendells Meadow | Bovey Tracey | TQ13 9QW



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1373sq'
Incl garage



LOCATION

Bovey Tracey



AGE

1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

68 D



COUNCIL TAX BAND

E



in a nutshell...

- Light and Airy Sitting Room
- Dining Room with Patio Doors
- Kitchen
- Utility Room with door to garden
- Cloakroom
- Master Bedroom Ensuite
- Three further Bedrooms
- Family Shower Room
- Garage and delightful Garden
- NO ONWARD CHAIN





the details...

Access to the property is through a glazed door into the entrance hall, with stairs rising to first floor, cloaks cupboard and door to the cloakroom with WC and hand basin. The kitchen is fitted with a range of wall and base wood fronted units with worktops over incorporating a sink with mixer tap, an inset gas hob with extractor over and a convection oven under. Space for fridge freezer, door to the utility room, again fitted with a tall floor to ceiling storage cupboard and a range of wall and base units and shelves, worktop with inset sink and mixer tap, spaces and plumbing for washer and dryer, glazed door to the rear garden. From the kitchen a glazed door gives access to the light and airy dining room benefitting from patio doors leading out into the garden and a large opening into the delightful sitting room, which is filled with natural light from a window to the side and a bay window to the front. There is a feature fireplace housing a living flame electric fire and a door into the hallway.

On the first floor, the landing has a cupboard housing the water tank and shelving and access with ladder to the part-boarded loft. The principal bedroom has built in wardrobes and a door leading into the ensuite shower room, fitted with a walk-in shower cubicle, vanity hand basin and w.c. There are two further doubles, both with fitted wardrobes and bay windows, affording views over the garden to moorland in the distance. The family shower room comprises a walk-in shower cubicle, hand basin, w.c and bidet. Completing the accommodation is a good sized single bedroom, with two windows to the front and an overstairs storage cupboard.

Outside the property is approached over a drive in front of the single garage with up and over door, fitted with power and light, eaves storage and a pedestrian door leading into the rear garden. To the front the garden is laid to lawn with a path leading to the front entrance. The rear garden is an absolute delight, planted with a profusion of mature plants and shrubs, with paved patio areas from which to enjoy the tranquil and private setting. The garden benefits from a summer house/potting shed and other storage areas.

Tenure: Freehold

Council Tax Band: E

Services: Main water, sewerage, electricity and mains gas central heating.

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



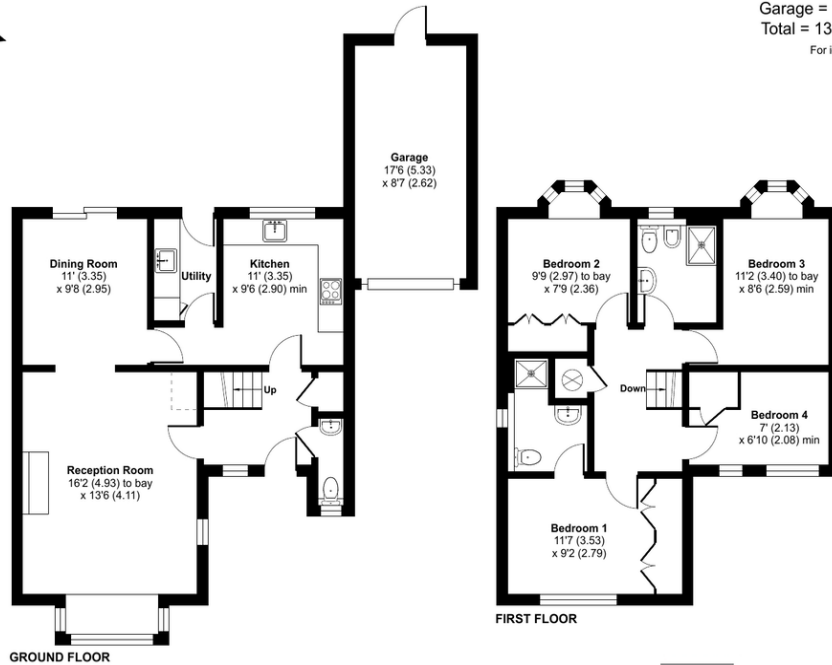
Rendells Meadow, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1221 sq ft / 113.4 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1373 sq ft / 127.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1105593



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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. 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 0.1 mile

Town centre: Bovey Tracey 0.5 mile

Supermarket: Sainsbury's Exeter 7 miles: Asda 5.5 miles

Exeter: 15.1 miles

Relaxing

Beach: Teignmouth 10.6 miles Park:

Stover Country Park 2.5 miles

Travel

Bus stop: Le Molay-Litry Way

Train station: Newton Abbot 6 miles

Airport: Exeter 18.5 miles

Schools

Bovey Tracey Primary School: 0.3 mile

South Dartmoor Community College: 7.7 miles

Stover School: 3.4 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9QW**

how to get there...

From the Complete Office turn into Le Molay-Litry Way and continue on this road taking the seventh turning on the left into Rendells Meadow and immediately left again where the property can be found at the end of the cul-de-sac.





Need a more complete picture? Get in touch with your local branch...

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