



A superb family home which has been beautifully maintained and presented with open plan accommodation, opening into the spacious private garden to the rear, set on the edge of this popular modern development in Bovey Tracey, giving a near level walk to the town and bus service. **HIGHLY RECOMMENDED**

4 Choak Walk | Bovey Tracey | TQ13 9FU

**complete.**

thoroughly good property agents



PROPERTY TYPE  
End of Terrace



SIZE  
816sq'



LOCATION  
Bovey Tracey



AGE  
8 years old



BEDROOMS  
3



RECEPTION ROOMS  
1



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage



OUTSIDE SPACE  
Garden



EPC RATING  
83 C



COUNCIL TAX BAND  
C



### in a nutshell...

- Lovely living Area with Patio Doors
- Cloakroom
- Principal Bedroom with Ensuite
- Two further Bedrooms
- Family Bathroom
- Landscaped, enclosed rear Garden
- Garage and Parking
- Views from bedrooms
- MOST HIGHLY RECOMMENDED





## the details...

This lovely family home needs to be viewed internally to appreciate the light and airy open planned accommodation, benefitting from double glazing and gas central heating, set in a private garden with garage and parking.

The entrance hall gives way to stairs leading to the first floor, and a door to the cloakroom fitted with a low level w.c and hand basin. The spacious living area is light and airy, with natural light from French doors leading out into the landscaped garden. There is an understairs storage cupboard and access to the kitchen which is fitted with a range of white floor and wall mounted storage units, with worktops over, incorporating an inset sink with mixer tap over. The generous integral appliances include a dishwasher, high level oven, hob with extractor over and fridge freezer.

On the first floor, the principal bedrooms affords lovely views across the town, neighbouring fields and moorland in the distance. The room benefits from fitted wardrobes and an ensuite shower room comprising shower cubicle, hand basin, w.c and heated towel rail. There is a further double bedroom and a good sized single room and completing the accommodation is the family bathroom, fitted with a paneled bath with shower over and glazed screen, w.c, hand basin and heated towel rail.

Steps lead up to the front door with an area of garden to each side. To the rear the garden has been beautifully landscaped to provide a paved patio ideal for entertaining family and friends, a lawn with steps leading to a gate giving access to the rear path leading to the garage and parking area. The garden is fully enclosed making it safe for children and pets.

Tenure: Freehold

Council Tax Band: C

Services: Mains water, sewerage, electricity and gas central heating. Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



## what the owner loves most...

the garden, great when we have family and friends around and of course the views.





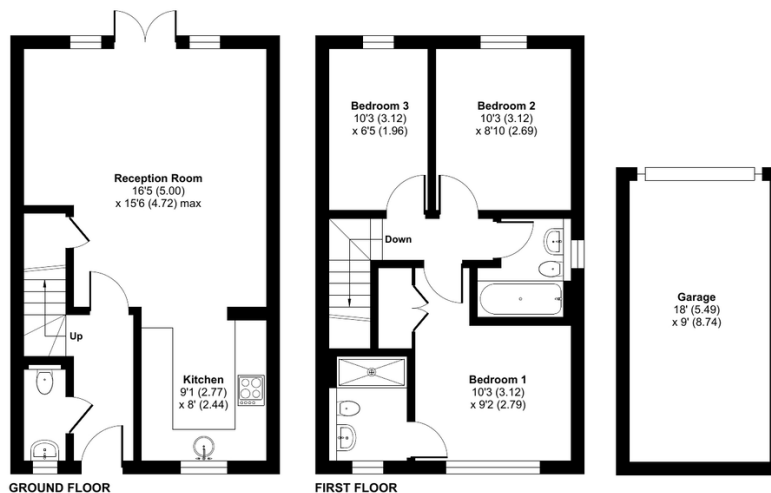
## Choak Walk, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 816 sq ft / 75.8 sq m

Garage = 162 sq ft / 15 sq m

Total = 978 sq ft / 90.8 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). © nichcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1105594



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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. 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.

### Shopping

Late night pint of milk: Tesco Express 1 mile

Town centre: Bovey Tracey 1 mile

Newton Abbot: 6.3 miles

Exeter: 14.2 miles

### Relaxing

Beach: Teignmouth 10 miles

Haytor Rocks: 5 miles

Bovey Tracey Golf Centre: 1.8 miles/Stover Golf Club: 3.1 miles

### Travel

Bus stop: Bradley Road 0.4 mile

Playpark: 0.1 mile

Train station: Newton Abbot 6.4 miles

Main travel link: A38 Drumbridges 2.2 miles

Airport: Exeter 17.7 miles

### Schools

Bovey Tracey Primary School: 1.1 miles

South Dartmoor College 8.2 miles – School bus

Stover School: 3.9 miles

Please check Google maps for exact distances and travel

times. **Property postcode: TQ13 9FU**

## how to get there...

From the Complete Office turn into Le Molay Littry Way and continue to the end of this road, just turn into Bradley Road and the pedestrian walk to the property is immediately on the right. To park, continue to the next turning and turn into Centenary Way, left into Daymond Drive, left into Symmons Close and then left at the where the garage can be found at the end.





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

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