



A beautifully maintained, light and airy four bedroom home benefitting from a conservatory overlooking the pretty private garden to the rear, with parking and garage, set in this popular cul-de-sac, giving a level walk to the town and bus service. NO ONWARD CHAIN

5 The Oaks | Bovey Tracey | TQ13 9QX

complete.

thoroughly good property agents



PROPERTY TYPE

House



SIZE

1,481 sq ft



LOCATION

Town



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

68 D



COUNCIL TAX BAND

E



in a nutshell...

- Sitting Room with Bay Window
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Cloakroom
- Utility Room
- Principal Bedroom Ensuite
- Three further Bedrooms
- Family Bathroom





the details...

A half glazed door gives access into the entrance hall with stairs leading to first floor, double doors open into a large cloaks cupboard and a door into the cloakroom fitted with w.c and hand basin. The sitting room benefits from a box bay window and a feature fireplace with wooden surround housing a living flame gas fire which adds a warming focal point to the room. An archway leads into the dining room giving plenty of room for enjoying a meal with family and friends and patio doors lead into the spacious conservatory, from which you can enjoy a quite moment admiring the view over the pretty rear garden. The kitchen breakfast room is fitted with a range of light oak fronted wall and base units with worktops over, incorporating a sink with mix tap and benefits from an integral double oven, a halogen hob and extractor hood over, a fridge freezer and space for a dishwasher. A door leads into the integral garage which is fitted with power and water and has a remote control door. A further door leads into the utility room which is fitted with units, a worktop incorporating a sink and mixer tap and spaces for a washing machine and dryer, a half glazed door leads out into the rear garden.

On the first floor are four bedrooms, three doubles and a single. The principle bedroom is fitted with a range of wardrobes and a door leading into the ensuite shower room which has been refurbished to provide a walk in shower cubicle, vanity hand basin and low level w.c. Completing the accommodation is the family bathroom which comprises a panelled bath with mains shower over, w.c and pedestal hand basin.

The property is set in a beautiful garden, which runs from the front, down the side, to the rear, which is planted with a profusion of matures shrubs and trees. You can meander through the garden to a delightful summerhouse set neatly in one corner and for those green fingered enthusiasts a green house to bring on those young plants. The garden really does give a tranquil backdrop to this lovely home, which is ready for immediate occupation with no onward chain.

Tenure: Freehold

Council Tax Band: E

Services: Mains Electric, Gas, Water and Sewerage

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



The Oaks, Bovey Newton Abbot, TQ13

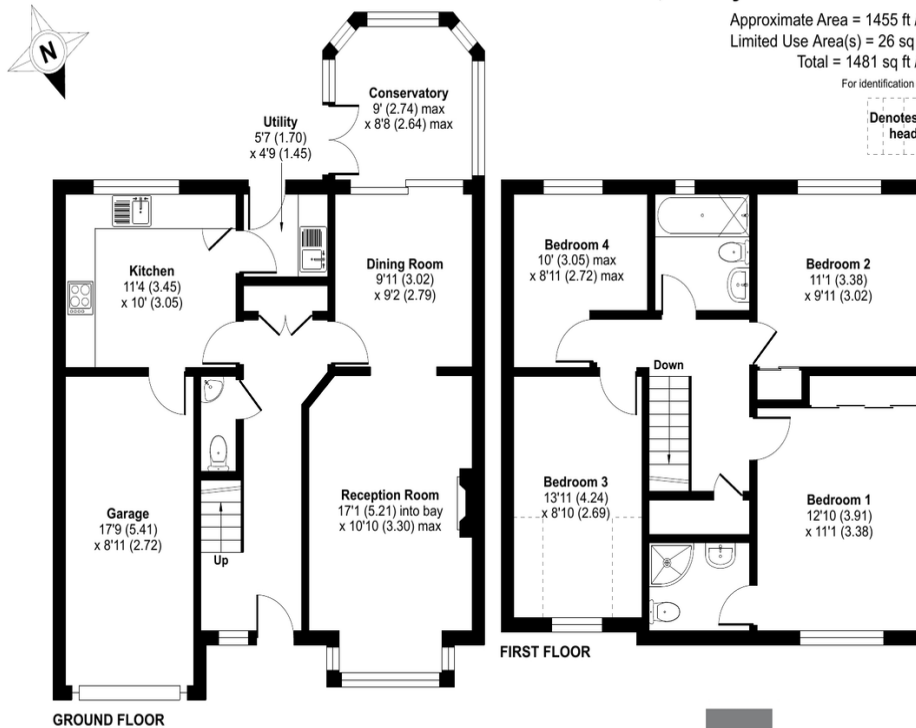
Approximate Area = 1455 ft / 135.2 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1481 sq ft / 137.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashlions Complete (Complete Property). REF: 1123850



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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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 9QX**

how to get there...

From the Complete Office in Bovey Tracey turn into Le Molay Litry Way and continue, taking the fifth turning on the left into The Oaks, keep left and the property can be found on the left.





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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.