



98 Templer Place, Bovey Tracey - TQ13 9GR

Guide Price £385,000 Freehold

A spacious, detached, family home which has four bedrooms, one with en-suite shower room, a living room, separate dining room and a kitchen with utility area. There is a garage and one allocated parking space. Available with no onward chain.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge: 6.04m x 3.38m (19'10" x 11'1")

Kitchen: 3.53m x 2.46m (11'7" x 8'1")

Utility Area: 2.06m x 1.60m (6'9" x 5'3")

Dining Room: 3.53m x 2.33m (11'7" x 7'8")

Master Bedroom: 3.63m x 3.46m (11'11" x 11'4")

En-Suite: 2.10m x 1.64m (6'11" x 5'5")

Bedroom: 3.60m x 2.99m (11'10" x 9'10")

Bedroom: 2.99m x 2.48m (9'10" x 8'1")

Bedroom: 3.12m x 2.36m (10'3" x 7'9")

Bathroom: 2.66m x 1.85m (8'9" x 6'1")

Garage: 5.30m x 2.60m (17'5" x 8'6")

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: D (£2379.66 pa 2024-2025)

EPC Rating: 79C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Condensing System Boiler

Constructed in 2012

Please Note: There is an annual charge of approx £242 per year, payable to Remus for the up keep of the woodland and park areas at Templar Place. All properties pay this charge.



STEP OUTSIDE:

To the front there is a communal, lawned green area. Shrub beds give an attractive lead up to the front door and there is a pathway to the side with a wooden garden gate giving access to the rear garden. This is mainly laid to lawn and fully enclosed with wooden fencing, it has shrubs, plants and trees bordering the garden. There is a second garden access gate which leads along a path at the rear to the garage and single, allocated parking space.

AGENTS INSIGHT:

"This beautifully presented home is a credit to its current owner, with stylish décor, a warm and homely feel, this spacious property is ready to just move in! It has a larger than average rear garden, for this area and there is a communal green area on the approach to the front door, which gives a lovely aspect out, from the front of the property. Close to all amenities, schools & nurseries, it's an ideal property for a growing family wishing to live in the Popular Town of Bovey Tracey."



LOCATION:

Ideally located in a popular residential area 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 and library. 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:

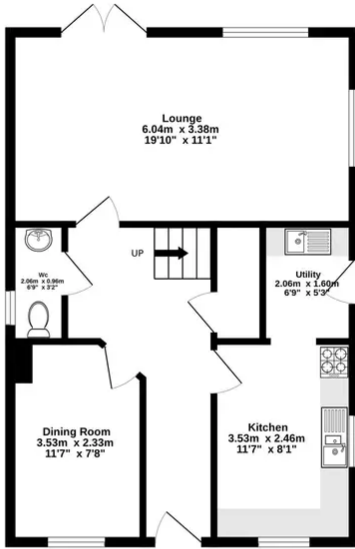
Entering into this tastefully decorated, bright, family home, you are greeted with a welcoming entrance hall, which has a large coat cupboard and downstairs WC. The living room is at the rear of the property and has dual aspect windows and French doors providing maximum natural light, coming through the room. A separate dining room provides a perfect place for formal dining or can be used as an occasional bedroom or playroom/office.

The kitchen is fitted with ample storage cupboards, with a built in electric oven, gas hob, extractor hood over, under counter fridge, freezer and dishwasher. There is a useful utility area at one end of the kitchen complete with space/plumbing for the washing machine, an extra sink and the wall mounted, gas fired boiler. A door leads to the side of the house to enable a second entrance for removing boots and shoes after walking on the moors or playing in the garden.

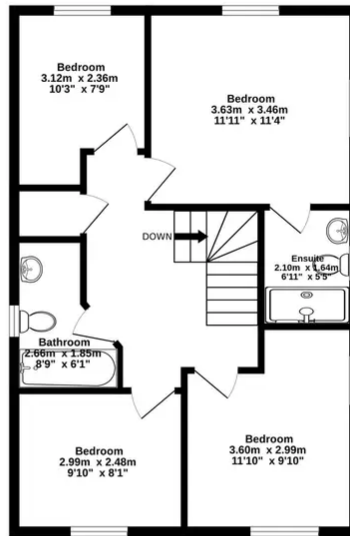
The first floor landing is a good size, with access to the attic space and has an airing cupboard which houses the pressurized water tank. The master bedroom has dual aspect windows providing plenty of light with an ensuite shower room complete with mains shower cubicle, WC and basin. Three further double bedrooms and a family bathroom with panelled bath, mains shower over it, a WC & basin, complete the upstairs accommodation.



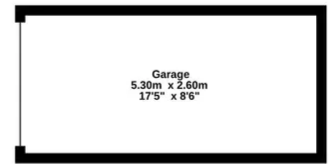
Ground Floor
53.9 sq.m. (581 sq.ft.) approx.



1st Floor
54.8 sq.m. (590 sq.ft.) approx.



Garage
13.8 sq.m. (148 sq.ft.) approx.



TOTAL FLOOR AREA : 122.5 sq.m. (1319 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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