



23 Centenary Way, Bovey Tracey - TQ13 9GY

Guide Price £540,000 Freehold

A beautiful, detached home on a secluded plot with a generous garden overlooking woodland and an area of green to the front. The property boasts four double bedrooms, three receptions, a large kitchen/dining room and a conservatory. Outside is a detached double garage and parking for multiple cars.



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USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: B

Council Tax Band: E

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas

Boiler Last Serviced: Ask Agent

Constructed in 2016

Broadband Type Available:

Standard - Highest available download speed: 16

Mbps / Highest available upload speed: 1 Mbps

Superfast - Highest available download speed: 46

Mbps / Highest available upload speed: 8 Mbps

Ultrafast - Highest available download speed: 1000

Mbps / Highest available upload speed: 220 Mbps

ROOM MEASUREMENTS:

Lounge: 4.54m x 3.54m (14'11" x 11'7")

Kitchen/Dining Room: 7.70m x 3.14m (25'3" x 10'4")

Conservatory: 3.81m x 3.22m (12'6" x 10'7")

Cloakroom/Utility Room: 1.90m x 1.75m (6'3" x 5'9")

Study: 2.55m x 2.02m (8'4" x 6'8")

Bedroom: 5.16m x 3.58m (16'11" x 11'9")

Bedroom: 3.74m x 2.84m (12'3" x 9'4")

Bedroom: 3.06m x 3.05m (10'0" x 10'0")

Bedroom: 3.21m x 2.51m (10'6" x 8'3")

En-Suite: 2.10m x 1.54m (6'11" x 5'1")

Bathroom: 2.10m x 1.90m (6'11" x 6'3")

Double Garage: 5.55m x 5.42m (18'3" x 17'9")



STEP OUTSIDE:

The larger than average level garden is a particular feature of this property, it sides onto a small woodland which gives the property a rural feel and plenty of wildlife to watch whilst relaxing in a peaceful setting. Mainly laid to lawn the garden is fairly low maintenance allowing more time to enjoy it! There is a patio adjacent to the building and two side access gates to the garden, one either side of the house.

There are two water taps provided, one to the rear garden and one adjacent to the double garage. The house comes with a large driveway providing parking for numerous vehicles and leads to the detached double garage with two up and over doors, power and light.

LOCATION:

Ideally located in a popular residential area, in the heart 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, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. 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.

AGENTS INSIGHT:

"This well presented family home is in a tucked away location on a popular development in Bovey Tracey. It has a private driveway which provides ample parking for several cars and the double garage is perfect to put your car away as well as having room for extra storage too. The decent sized garden is level and private with the addition of the conservatory enables you to have a place to relax and enjoy the view of the garden even when it is raining. The bedrooms are all doubles so no arguments within the family as to who gets the biggest! This home is a credit to the current owners and we recommend you book a viewing to see for yourself what it has to offer.





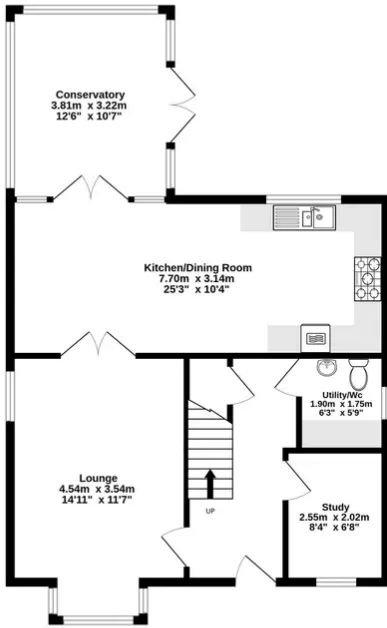
STEP INSIDE:

This lovely family home is situated on a level, double-sized plot in a quiet location at the edge of this popular development. The house sits next to a woodland area and affords wonderful views from every room onto the trees to give the feeling of a secluded private location with the sights and sounds of wildlife and nature. You enter the property into an entrance hallway where stairs rise to the first-floor landing. The living room sits to the front of the property overlooking an area of green opposite. The room affords a lot of privacy due to the position of the property being tucked away off the road. The kitchen/dining Room flows from the living room and back into the entrance hallway and into the conservatory, making the ground floor a large open plan area of the home. Double doors from the kitchen/dining room to the living room allowing the ground floor space to feel open and flowing; or offers the option to close them and create a cosy evening living space. The kitchen is fitted with a range of fitted appliances including a dishwasher, fridge/freezer and double oven/hob, all overlooking the rear garden. The conservatory is a beautiful addition to the property, adding a generous further dining and seating area overlooking the private garden and woodland beyond. Also on the ground floor is a cloakroom/utility room with a WC, basin and worktops incorporating an area for a washing machine plus further storage. Completing the ground floor accommodation is the 3rd reception room, currently used as an office.

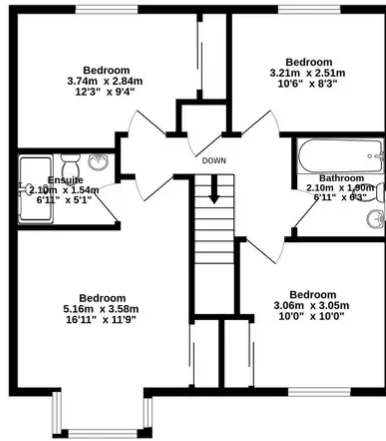
On the first floor there are four full sized double bedrooms, three of which have fitted wardrobes with sliding mirror doors. The main bedroom has an en-suite shower room with a large shower unit and the family bathroom has a bath with an over-bath shower unit and glazed shower screen, WC and basin.



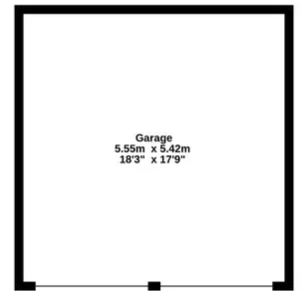
Ground Floor
71.6 sq.m. (770 sq.ft.) approx.



1st Floor
59.4 sq.m. (640 sq.ft.) approx.



Garage
30.1 sq.m. (324 sq.ft.) approx.



TOTAL FLOOR AREA : 161.1 sq.m. (1734 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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