



23 Crokers Meadow, Bovey Tracey - TQ13 9HL

Guide Price £475,000 Freehold

A Deceptively Spacious, Three Bedroom, Chalet Bungalow with Countryside Views. Annexe Potential and Good Sized Gardens, both Front and Rear. Garage & Driveway. **Available with No Onward Chain.**


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Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Sitting Room: 5m x 3.84m (16'5" x 12'7")

Kitchen: 3.45m x 3.45m (11'4" x 11'4")

Dining Room: 3.99m x 3.84m (13'1" x 12'7")

Master Bedroom: 3.94m x 2.97m (12'11" x 9'9")

Bedroom: 2.97m x 2.72m (9'9" x 8'11")

Bedroom: 3.73m x 2.72m (12'3" x 8'11")

Second Reception Room: 3.73m x 3.71m (12'3" x 12'2")

Kitchen/Utility Room: 2.74m x 1.96m (9' x 6'5")

Conservatory: 3.35m x 1.83m (11' x 6')

Garage: 4.65m x 2.24m (15'3" x 7'4")

USEFUL INFORMATION:

Heating: Gas central heating, Ideal Boiler recently installed

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: D (£2379.66 p.a 2024/25)

EPC Rating: C

Tenure: Freehold



STEP OUTSIDE:

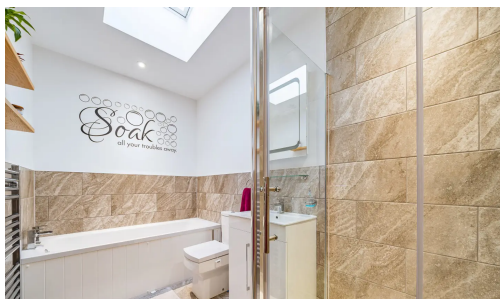
To the front there is a lawn and also a paved seating area which has privacy to sit out and enjoy the surroundings. A sloping tarmac driveway leads down to the single garage which has an electric roller door and power/light connected. There is a pathway that leads to the side of the bungalow for access to the side porch and on to the rear garden. This is a good sized plot which is fully enclosed with wooden fencing and has an elevated, paved seating on which to relax and enjoy the countryside views.

SELLERS INSIGHTS:

"Due to work commitments in another area we have to sell our home. It has been a work in progress to get the majority of our home to a really high standard however as it is time to sell up we have left the lower level for the next person to make their own. This view was taken as there are 2 options for the lower level as either keeping it as a whole house or creating a self contained annexe. This will be up to you. We will miss the views very much, nothing better than sitting in the living room and looking out over the countryside."

LOCATION:

This detached, chalet bungalow is ideally located on an elevated plot, close to 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.





STEP INSIDE:

The front door leads into a spacious entrance hall with a useful cupboard for shoes and coats. This also houses the gas boiler and hot water tank. A door leads into the modern kitchen which has a built in fridge/freezer, eye level electric oven and gas hob. Plenty of cupboard space and engineered oak flooring flows through into the open plan dining room. This has a large window to enjoy the countryside views. A door to the side leads to the porch area which has plumbing for the washing machine and gives access to the front and rear gardens.

A further door takes you into the living room which, again, allows you to take in far reaching countryside views.

There is a master bedroom with a modern en-suite shower room and walk in dressing room, a second double bedroom and modern bathroom with bath tub and separate shower cubicle completes the ground floor accommodation.

A staircase has been added to give access to the lower level which needs to be finished off with flooring, decoration and modernising of the bathroom and kitchen/utility area. There are two further rooms on this lower level, which can be used as reception rooms or double bedrooms, depending on your requirements. A rear door takes you into the lean-to/conservatory and out to the rear garden. The lower level lends itself for superb annexe potential or a home studio/office.



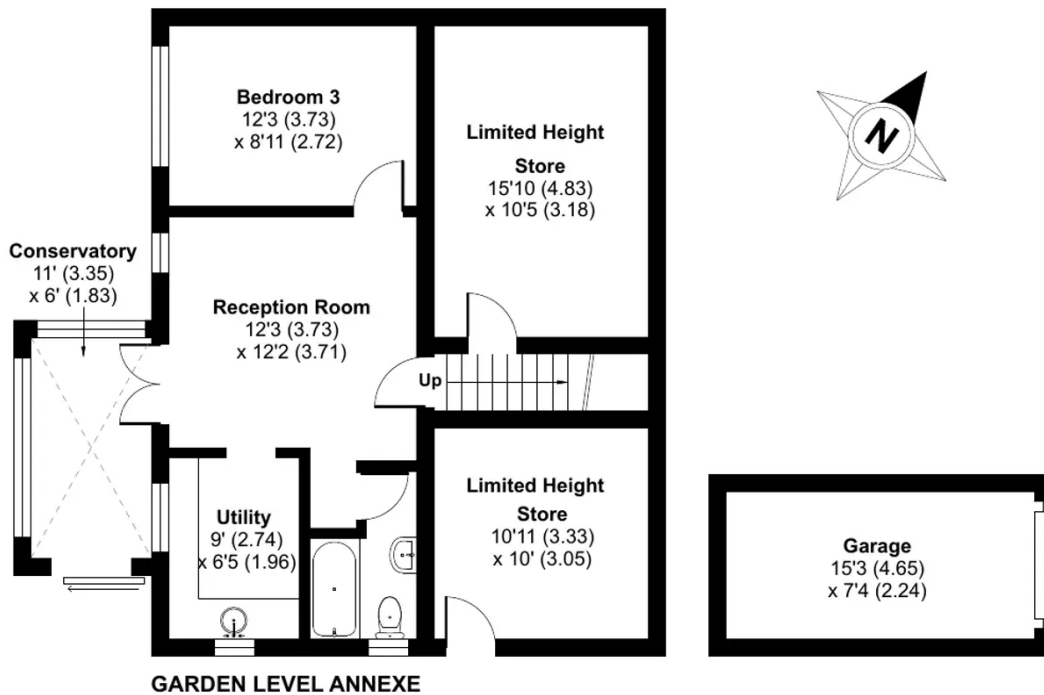
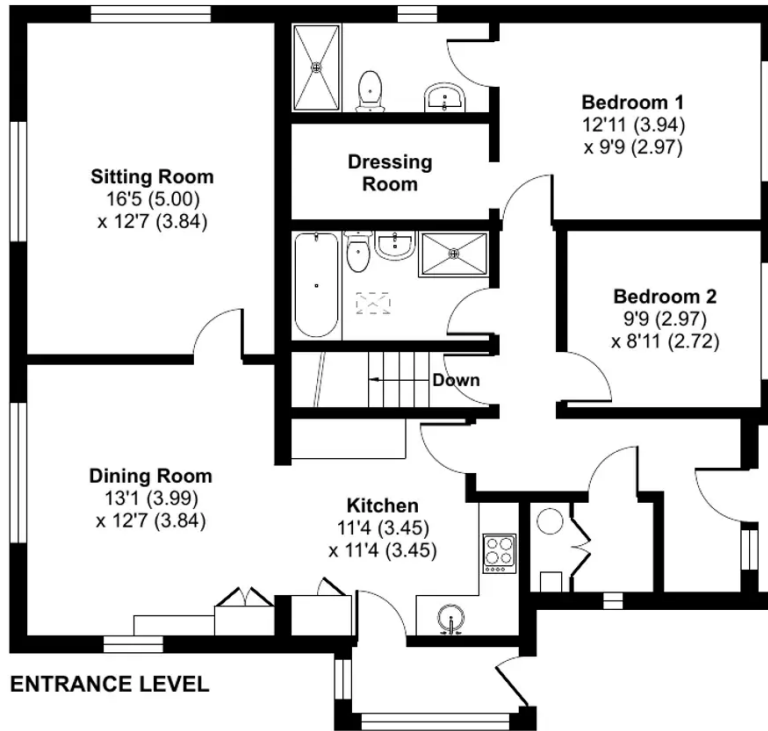
Crokers Meadow, Bovey Tracey, TQ13

Approximate Area = 1594 sq ft / 148 sq m

Garage = 112 sq ft / 10.4 sq m

Total = 1706 sq ft / 158.4 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). © n̄cheom 2024. Produced for The Agency UK. REF: 1077959