



Marsh Rise, Newton Road, Bovey Tracey - TQ13 9BB

Guide Price £530,000 Freehold

A beautifully presented three double bedroom chalet bungalow with kitchen/dining room, conservatory, living room, downstairs bedroom, shower room & utility, 2 further bedrooms both with ensembles, a stunning garden, carport, workshop & ample parking.

Tenure: Freehold EPC: C



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ROOM MEASUREMENTS:

Living Room: 7.43m x 3.66m (24'4" x 12'0")

Kitchen/Dining Room: 7.03m x 4.26m (23'1" x 14'0")

Conservatory: 4.78m x 2.46m (15'8" x 8'1")

Utility: 3.56m x 1.40m (11'8" x 4'7")

Shower Room: 1.82m x 1.40m (6'0" x 4'7")

Ground Floor Bedroom: 3.65m x 3.65m (12'0" x 12'0")

Ensuite WC: 1.40m x 0.84m (6'0" x 4'7")

Bedroom: 4.27m x 3.82m (14'0" x 12'6")

Ensuite: 2.22m x 1.55m (7'8" x 5'1")

Bedroom: 3.82m x 3.51m (12'6" x 11'6")

Ensuite: 2.22m x 1.56m (7'3" x 5'1")

Workshop: 5.37m x 3.24m (17'8" x 10'7")

Carport: 4.89m x 2.88m (16'1" x 9'5")

Covered Outside Area: 7.46m x 6.52m (24'6" x 21'5")



USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

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

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity & gas
Boiler installed in 2021 and serviced annually.

Broadband Type Available:

Standard - Highest available download speed: 18

Mbps / Highest available upload speed: 1 Mbps

Superfast - Highest available download speed: 58

Mbps / Highest available upload speed: 10 Mbps

Ultrafast - Highest available download speed: 1000

Mbps / Highest available upload speed: 220 Mbps

STEP OUTSIDE:

The garden is a generous size and enjoys a good degree of privacy. Adjacent to the property is hard standing, ideal for alfresco dining, it is partially covered allowing for use all year round. This covering continues to the side of the property creating an ideal area for storing bins, bikes, and a wood store. A dog hose is currently fitted and a gate leads to the carport. The remainder of the garden is laid to lawn which an array of plants and shrubs in planted borders. There are various seating areas arranged to enjoy the sun at different times of the day/evening. The boundaries are provided by fencing and a large shed/workshop provides ample storage.

AGENTS INSIGHT:

"This beautiful home is has been cleverly adapted by the current owner to create a wonderful family home that is spacious and versatile. The location is ideal being a level walking distance into town and the garden is an ideal place for relaxing, alfresco dining and entertaining."



LOCATION:

This property is situated within easy walking distance to the town centre and the National Trust Parke. Known as the "Gateway to the Moors", Bovey Tracey 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.



STEP INSIDE:

A beautifully designed three-bedroom chalet which has undergone extreme redesign by the current owner to create the stunning family home it is now. The accommodation is spacious and extremely versatile, to suit any lifestyle. The garden is private and sunny and has been thoughtfully laid out. You enter the property into an entrance porch, an ideal place to store coats and shoes. A door leads into the hallway which has stairs rising to the 1st floor and a large understairs storage cupboard, which also houses the pressurized hot water cylinder. The living room is a generous size with double aspect windows and a feature fireplace with a wood burning stove creating a focal point to the room and a sense of warmth in the winter months.

The kitchen has been designed with stylish composite worktops and ample storage units. There is an integrated fridge, dishwasher, double oven and hob. The worktops extend to a breakfast bar, ideal for informal kitchen seating, then leading to the dining area which has ample space for a family table and chairs. The accommodation continues on to a shower room fitted with a WC, basin, heated towel rail and shower unit plus a utility room with further worktops and units benefiting from space for a washing machine, tumble dryer and freezer. Also located here is the boiler, fitted in 2021 and serviced annually.

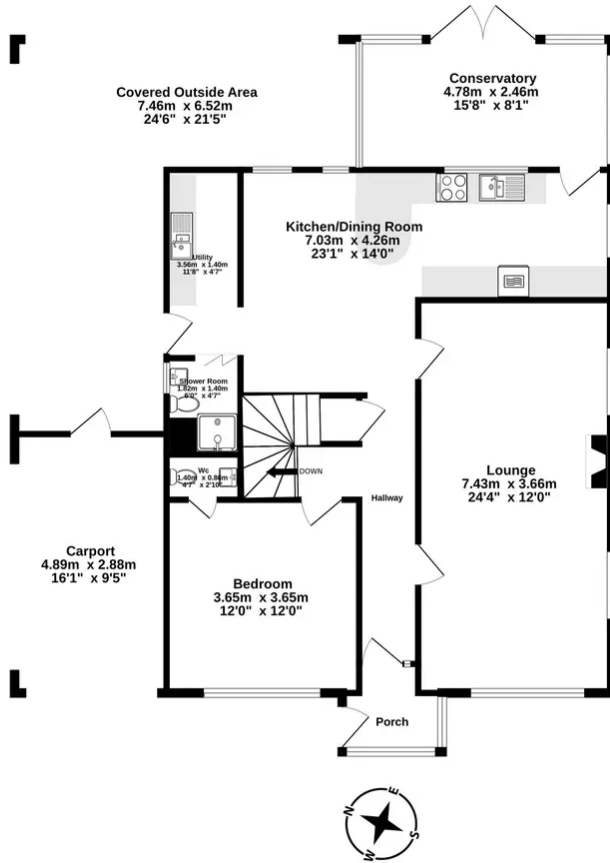
A door leads to the side of the property, ideal for bringing in muddy dogs and children! The conservatory is accessed from the kitchen and is a beautiful extension of the living space this property offers. The pitched roof gives it an elegant finish and the views of the garden are delightful. Completing the ground floor is a ground floor double bedroom which fitted wardrobes and an ensuite WC. On the first floor there are two double bedrooms both with ensuites. The principal bedroom has fitted wardrobes and an ensuite comprising a bath, WC, basin set into a vanity unit and a corner shower unit. Bedroom two has an ensuite with a corner shower and a WC plus basin set into a vanity unit.



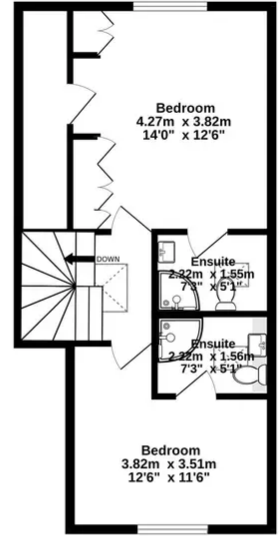
Workshop
17.4 sq.m. (187 sq.ft.) approx.



Ground Floor
140.9 sq.m. (1517 sq.ft.) approx.



1st Floor
44.0 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 202.3 sq.m. (2178 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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