



1 St. Thomas Close, Bovey Tracey - TQ13 9YR

£350,000 Freehold

A lovely two bedroom detached bungalow on a generous corner plot with a refitted shower room, modern kitchen, generous garden, driveway and garage. Available with no onward chain.



Contact Us...

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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge/Diner: 6.24m x 3.90m (20'6" x 12'10")

Kitchen: 3.24m x 2.37m (10'8" x 7'9")

Bedroom: 3.85m x 2.90m (12'8" x 9'6")

Bedroom: 3.24m x 2.36m (10'8" x 7'9")

Shower Room: 2.25m x 1.93m (7'5" x 6'4")

Garage: 5.34m x 2.53m (17'6" x 8'4")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2115.25 p.a 2024/25)

EPC Rating: D

Tenure: Freehold

Predicted Broadband speeds:

Standard: Highest download 13 Mbps /Highest upload 1 Mbps

Superfast: Highest download 53 Mbps/Highest upload 9 Mbps

Ultrafast: Highest download 1000 Mbps/Highest upload 220 Mbps



STEP OUTSIDE:

This bungalow boasts a beautifully maintained garden occupying a spacious corner plot. A paved path adjacent to the property leads to a sizeable, slightly elevated patio offering pedestrian access to the single garage amidst planted borders. On the bungalow's east side, a path with a gate leads to the front of the property, while the west side features a patio with room for a shed and a convenient spot for bins, leading to the outer boundary through a gate. The garden, surrounded by fencing, is adorned with a variety of shrubs. A wide pathway at the front guides to the bungalow's entrance, flanked by an assortment of shrubs.



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 charmingly situated bungalow exudes a warm, homely ambiance. The garden is spacious, offering a sense of seclusion and the convenience of garage access directly from the garden is a notable advantage. Both the kitchen and the shower room feature modern designs. Overall, it's a truly delightful bungalow."



STEP INSIDE:

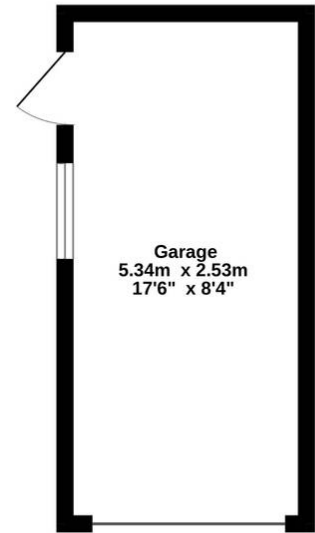
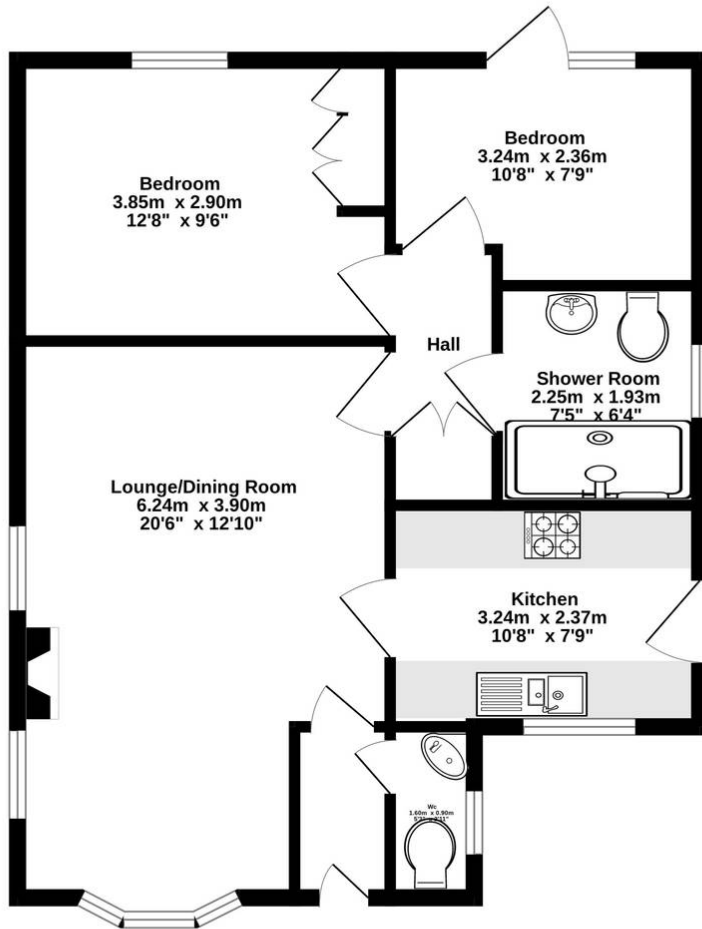
Upon entering the property, you are greeted by a welcoming hallway with an area to take off shoes and coats with a conveniently located WC. A door from here leads to the lounge/diner, a delightful area bathed in natural light from the dual-aspect windows, centered around an inset woodburner fireplace. The space accommodates a dining table and chairs comfortably. The kitchen boasts modern fittings, complete with an integrated fridge, freezer, and a slimline dishwasher. An integrated double oven with a gas hob, is present, together with a stand alone washing/dryer.

A side door provides access to the exterior path. The inner hallway features double doors opening to the airing cupboard housing the gas boiler and water cylinder. The primary bedroom is a spacious double with a broad window offering garden views and includes a built-in wardrobe. The second bedroom, a sizeable single, features a patio door that opens to the garden. The updated shower room is equipped with a large shower cubicle, WC and basin integrated into a vanity unit, complemented by a heated towel rail.



Ground Floor
58.3 sq.m. (628 sq.ft.) approx.

Garage
13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 71.8 sq.m. (773 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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