



Just over one year old, this superb light and airy and beautifully presented family home has four double bedrooms, ideal for the growing family, with ample built in storage, a double garage, driveway parking and a pretty enclosed rear garden. An internal viewing is most highly recommended.

**37 Carpenter Drive | Bovey Tracey TQ13 9TU**





PROPERTY TYPE

Detached House



SIZE

1,586 sq ft



LOCATION

Bovey Tracey Town



AGE

2023



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage  
Ample Parking



OUTSIDE SPACE

Enclosed Garden



EPC RATING

85 B



COUNCIL TAX BAND

F



### in a nutshell...

- Dual aspect Sitting Room
- Dual aspect Kitchen/Dining Room
- Study
- Cloakroom and Utility Room
- Principle Bedroom Ensuite
- Three further double Bedrooms
- Family Bathroom
- Double Garage
- Driveway Parking for 3/4 cars







## the details...

The welcoming entrance hall gives access to the meter cupboard, staircase rising to first floor and a cloakroom fitted with a w.c, towel rail and hand basin. The dual aspect study offers a lovely light space for those working from home. The spacious sitting room gives a peaceful ambiance with its light décor, a window to the front elevation and patio doors leading out into the garden. The stylish and comprehensively fitted dual aspect kitchen/dining room has elegant wall and base units with good areas of worktops over, incorporate integral appliances including induction hob with extractor over, double oven, dishwasher and fridge/freezer. There is plenty of room for a large dining table, ideal for family meals or entertaining friends, especially with patio doors leading out into the garden. A door leads into the utility room with matching units and worktops, incorporating a sink and integral appliances include a washing machine and tumble dryer. A wall cupboard houses the gas central heating boiler and completing this room there is a door out into the garden.

On the first floor there is a beautiful spacious landing, giving access to the four light and airy double bedrooms, the principle of which has fitted wardrobes and an ensuite comprising a large walk-in shower, w.c., hand wash basin and heated towel rail.

Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. There is a paved patio with a path leading to a gate which opens onto the rear driveway allowing parking for three/four cars and access to the sizeable double garage which is fitted with power and light. There is also the benefit of an electric car charger. The garden has been beautifully landscaped to include an area of lawn with borders planted with a profusion of trees, shrubs and plants which will give all year-round colour. It really is a pretty and peaceful backdrop to this beautiful home.



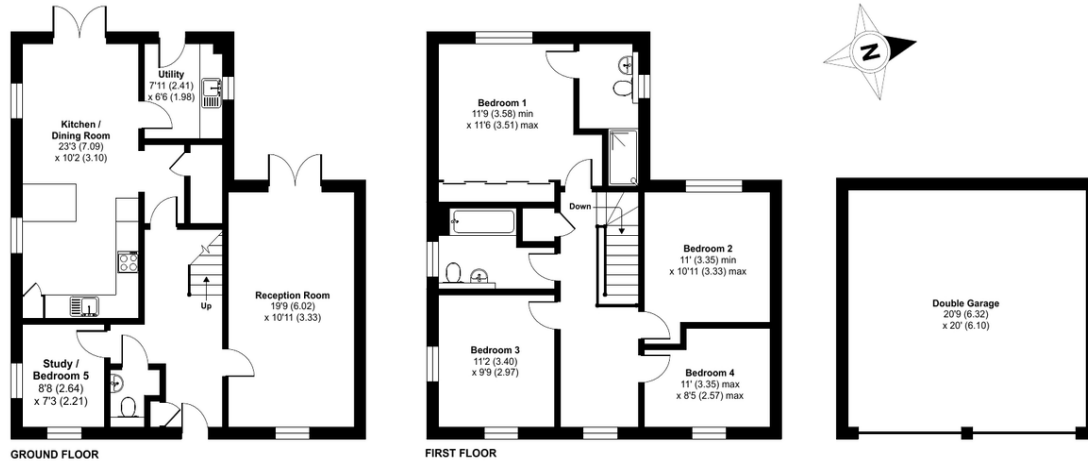
## Carpenter Drive, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 1586 sq ft / 147.3 sq m

Garage = 416 sq ft / 38.6 sq m

Total = 2002 sq ft / 185.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Ashtons Complete (Complete Property). REF: 1210741



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## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, banks, shops, churches, restaurants and public houses. It also boasts a golf course, cricket field, swimming pool, tennis club, bowls green & two football pitches. For those requiring more adventurous recreational pursuits the open spaces of Dartmoor are nearby and the South Hams coast is a 40 minute drive. There are regular bus services to Exeter and Newton Abbot and easy access to the A38 dual carriageway linking the Cities of Exeter and Plymouth. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

### Shopping

Late night pint of milk: Co-op Food	0.6 miles
Supermarket: Tesco	6.1 miles
Exeter:	17.1 miles

### Relaxing

Beach: Teignmouth	11.1 miles
Tennis court, swimming pool, cricket:	1.2 miles
Stover Golf Club:	2.7 miles
Haytor, Dartmoor:	4.2 miles

### Travel

Bus stop:	0.5 miles
Train station: Newton Abbot	6.1 miles
Main travel link: A38	2.2 miles
Airport: Exeter	19.1 miles

### Schools

Bovey Tracey Primary School:	0.9 miles
Teign School:	5.8 miles
South Dartmoor Community College:(school bus)	7.8 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9TU**

## how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first exit into Monks Way, and second right into Longston Cross. Take the first turning on the right and continue over the bridge into Carpenter Drive and the property can be found further down on the left hand side.







Need a more complete picture? Get in touch with your local branch...

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