



9 Larkin Close, Bovey Tracey - TQ13 9GX

£375,000 Freehold

A three bedroom semi-detached home built in 2015 on a sought after development, situated in a prime position offering a private garden, parking, garage and en-suite shower room.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Living Room: 5.51m x 3.33m (18'1" x 10'11")

Kitchen/Dining Room: 4.74m x 3.53m (15'7" x 11'7")

Cloakroom: 2.20m x 1.71m (7'3" x 5'7")

Bedroom: 3.73m x 3.58m (12'3" x 11'9")

Bedroom: 3.36m x 3.34m (11'0" x 10'11")

Bedroom: 3.37m x 2.08m (11'1" x 6'10")

Bathroom: 2.10m x 1.88m (6'11" x 6'2")

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

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2115.25 p.a 2024/2025)

EPC Rating: B

Local Authority: Teignbridge District Council
Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating.

Boiler serviced: Summer 2024

Constructed in 2015.

Remainder of the 10 year NHBC from 2015.

Please Note: There is an annual management charge payable for the upkeep of the communal areas. approx £344.53 p.a (2025)

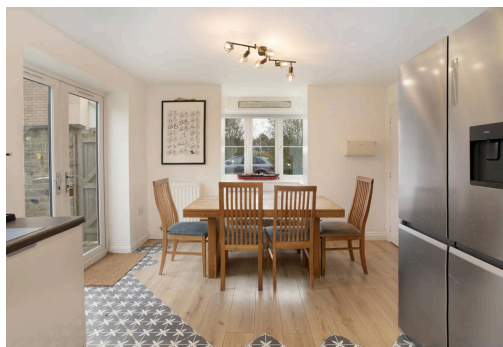


STEP OUTSIDE:

The rear garden has been designed with low maintenance in mind, there is a patio adjacent to the house and the remainder is laid to an artificial lawn. A wooden cabin has been built in the garden providing a wonderful additional space for a home office, gym or hobby room. Light, power and internet connected. A side gate leads to the driveway and garage.

AGENTS INSIGHT:

"This beautifully positioned house is a wonderful family home, with a low maintenance garden which has a wooden cabin creating a really useable extra space, ideal for so many people who require a home office or games room. There is plenty of parking and a garage as well, coupling all that with three double bedrooms and a spacious living and kitchen/dining room, this house will be ideal for many buyers "



LOCATION:

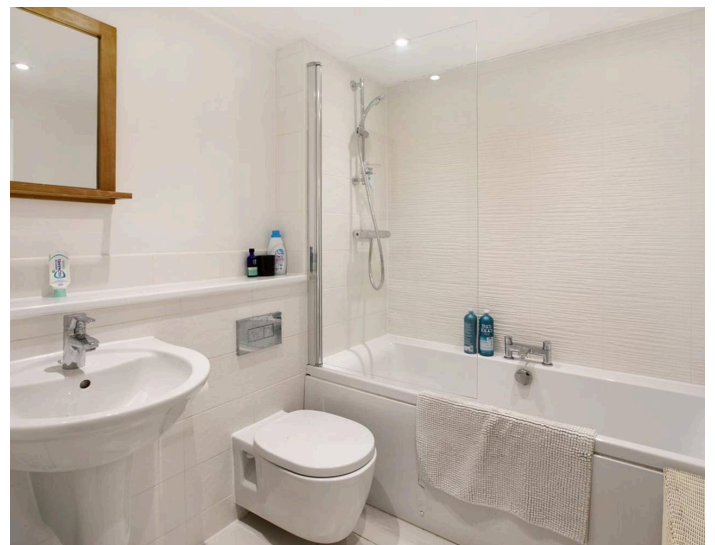
This property is positioned in a small and quiet residential development, within easy access to the town centre. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits 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.



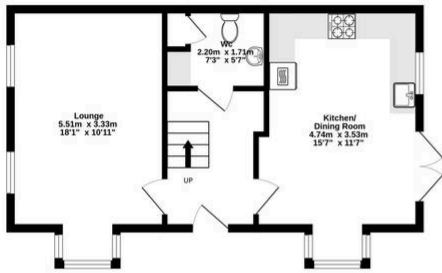
STEP INSIDE:

You enter the property into a spacious hallway where stairs rise to the first-floor landing. The living room is a spacious room with double-aspect windows, including a box window to the front, allowing plenty of natural light to flood the room. The kitchen/dining room is an equally sizeable room with a box window matching that of the lounge, plus patio doors onto the garden. The kitchen is fitted with modern units and appliances including a double electric oven, gas hob and washing machine. There is space for a fridge/freezer and dishwasher. There is ample space for a table and chairs.

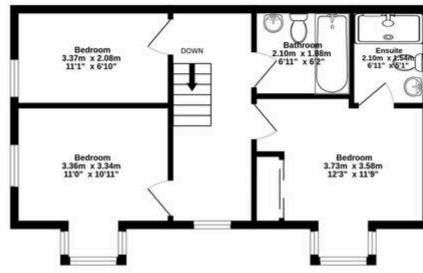
Positioned between the living room and the kitchen/diner is a generous-sized cloakroom comprising a WC, basin and cupboard. From the spacious first-floor landing, you'll find three double bedrooms, the main bedroom benefiting from fitted wardrobes and an en-suite shower room, plus a family bathroom.



Ground Floor
43.7 sq.m. (470 sq.ft.) approx.



1st Floor
43.4 sq.m. (467 sq.ft.) approx.



2nd Floor
15.1 sq.m. (162 sq.ft.) approx.



TOTAL FLOOR AREA : 102.1 sq.m. (1099 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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