



## 14 Kiln Close, Bovey Tracey - TQ13 9YL

£320,000 Freehold

In need of a bit of TLC, Ready to put your Own Stamp on, this Detached Three Bedroom Bungalow is Situated in a Popular Residential Location. Garage and Driveway. Available with no Onward Chain.

  
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### Contact Us...

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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Lounge: 4.32m x 4.12m (14'2" x 13'6")  
Dining Room: 2.81m x 2.55m (9'3" x 8'4")  
Kitchen: 3.28m x 3.03m (10'9" x 9'11")  
Shower Room: 2.21m x 1.68m (7'3" x 5'6")  
WC: 1.30m x 0.79m (4'3" x 2'7")  
Bedroom: 3.65m x 2.89m (12'0" x 9'6")  
Bedroom: 3.26m x 3.26m (10'8" x 10'8")  
Bedroom: 2.77m x 2.58m (9'1" x 8'6")  
Garage: 5.30m x 2.60m (17'5" x 8'6")

### AGENTS INSIGHT:

"The current layout lends itself to be versatile for a new owner to create a different one. Currently the dining room leads from the living room however it is next to the kitchen so would be fairly simple to take the wall down and have a kitchen/ diner should this be preferable. (subject to relevant building consents)  
Located at the rear, it would make a perfect entertaining space. This property needs to be viewed to be appreciated and we would be happy to show you around"



### STEP OUTSIDE:

The front garden is laid to lawn, adorned with a variety of shrubs and trees. A tarmac driveway leads to a single garage, featuring an up-and-over door and a pedestrian door at the rear. Gates on both sides provide access to the rear garden, which is paved and gravelled, with a wooden garden shed situated in one corner. The garden is fully enclosed by wooden fences on all sides.

### USEFUL INFORMATION:

Tenure: Freehold  
Council Tax Band: D (£2379.66 p.a 2024/25)  
Local Authority: Teignbridge District Council  
Services: Mains water, drainage, electricity and gas  
EPC Rating: D  
Constructed in 1985 approx.



### LOCATION:

This detached bungalow is situated in a cul de sac location, giving good 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 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 30 mins driving distance.



#### STEP INSIDE:

Upon entering, a convenient porch offers space for coats and shoes. The hallway provides access to the loft and features two built-in cupboards, one serving as an airing cupboard. Doors lead to all rooms. The lounge, with its brick-surround fireplace, serves as a focal point and opens into the dining area. The kitchen, which retains its original charm, would benefit from modernisation and/or replacement. Currently includes ample wall and floor cupboards, a built-in electric oven, hob, and extractor hood.

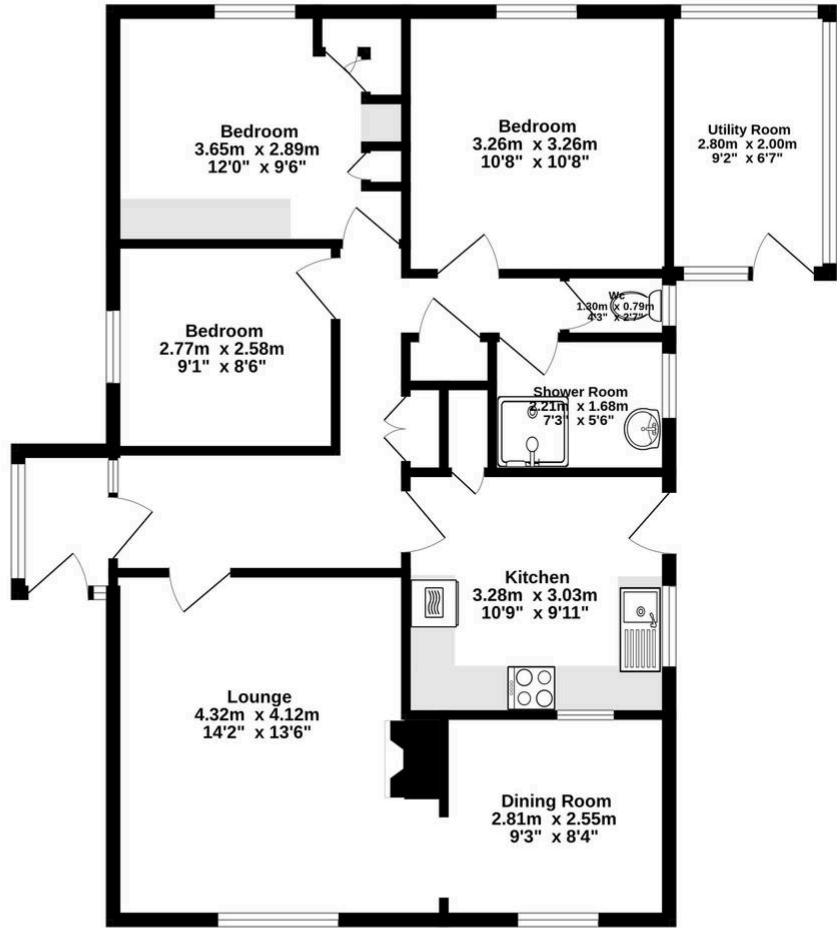
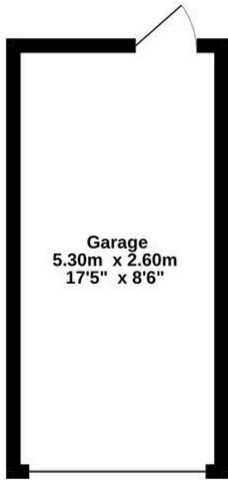
A gas-fired, wall-mounted boiler is present, and a door leads to the side of the property, providing access to the lean-to, which functions as a utility area with plumbing for a washing machine and tumble dryer.

The property includes two double bedrooms and a third, generously sized single bedroom or study. The shower room is equipped with a white suite, including a shower cubicle with a mains shower and a basin. The separate WC is adjacent to the shower room, offering the potential to combine them into a single room if desired.



Garage  
13.8 sq.m. (148 sq.ft.) approx.

Ground Floor  
86.3 sq.m. (929 sq.ft.) approx.



TOTAL FLOOR AREA : 100.1 sq.m. (1077 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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