



Detached three bedroom house with garage and driveway parking, set in a quiet location with easy access to the town centre, bus service and doctors surgery. Double glazing, gas central heating and the added bonus of a conservatory from which to enjoy a peaceful space overlooking the rear garden.

26 Badgers Way | Bovey Tracey | TQ13 9QY

complete.

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1150 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

72 C



COUNCIL TAX BAND

D



in a nutshell...

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- 3 Bedrooms
- Small Ensuite to Principal Bedroom
- Family Bathroom
- Garage and Parking
- Enclosed easily maintained garden
- NO ONWARD CHAIN





the details...

Access to the property is into an entrance vestibule leading into the sitting room and cloakroom which is fitted with a low level w.c and hand basin. The dual aspect sitting/dining room has a window overlooking the front garden, patio doors leading into the conservatory and a further door leading into the kitchen. The conservatory is ideal for those relaxing hours where you can enjoy a quiet read or looking out into the rear garden. The kitchen is fitted with a range of white wall and base units with worktops over incorporating a sink unit with mixer tap above, and space under for a washing machine. There is an integral oven with a gas hob and extractor hood over, space for an upright fridge/freezer and a wall mounted gas boiler which serves the hot water and central heating system. A window provides ample natural light and a half glazed door leads out into the rear garden. The inner hallway has stairs rising to the first floor and a door leading into the integral garage, fitted with an electric up and over door, power and light are connected.

On the first floor are 3 bedrooms, two doubles and a good sized single. The principal bedroom benefits from a small ensuite, comprising a shower cubicle, low level w.c. and wash hand basin. Completing the accommodation is the family bathroom fitted with a panelled bath having a mixer tap and shower attachment, low level w.c and wash hand basin.

To the front of the property is a driveway offering parking in leading to the single integral garage, to the side of which is a small lawn area with planted borders. To the rear of the property is an enclosed garden which has been landscaped for ease of maintenance and offers borders planted with mature shrubs and trees offering a good deal of privacy.

Tenure: Freehold

Council Tax Band: D

Service: Mains Electricity, Gas, Water and Sewerage

Broadband and Mobile Signal - Please visit

<https://checker.ofcom.org.uk> for availability.



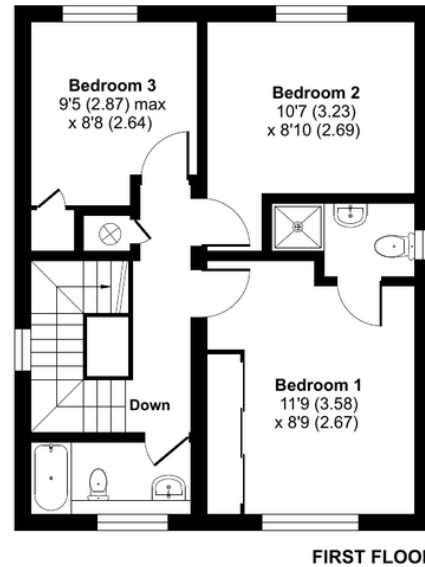
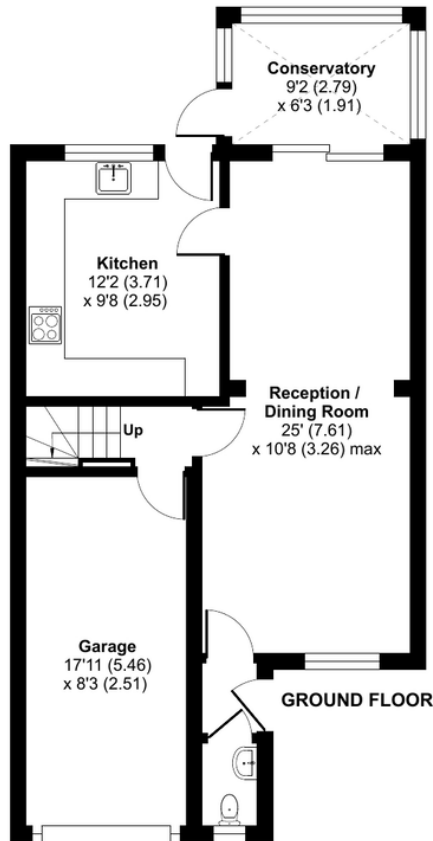
Badgers Way, Bovey Tracey, Bovey Tracey, TQ13

Approximate Area = 1002 sq ft / 93 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1150 sq ft / 106.8 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). © nrichcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1221239



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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 (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Tesco Express 0.5 mile
Town centre: Bovey Tracey 0.5 mile
Supermarket: Tesco Express 0.5 mile Spar 0.5 mile
Newton Abbot: 6.6 miles
Exeter: 14.9 miles

Relaxing

Beach: Teignmouth 10 miles
Park and playground: 300 metres
Tennis court and swimming pool: 400 metres

Travel

Bus stop: Le Molay Littry Way 0.3 mile
Train station: Newton Abbot approx. 7 miles
Main travel link: A38 approx. 2 miles
Airport: Exeter approx. 18 miles

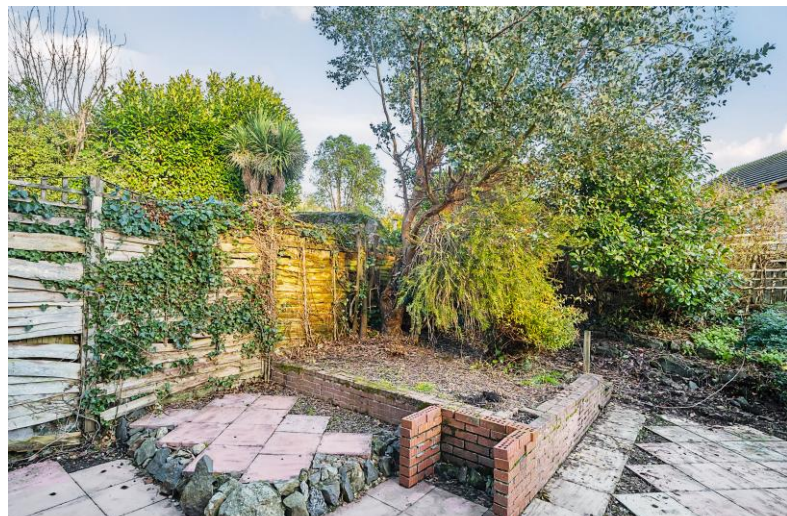
Schools

Bovey Tracey Primary School: 300 metres
South Dartmoor Community College: 8.5 miles (Bus on Le Molay-Littry Way)

Please check Google maps for exact distances and travel times. [Property postcode: TQ13 9QY](#)

how to get there...

From the Complete Office in Bovey Tracey turn into Le-Molay-Littry Way and take the second turning on the left into De Tracey Park. Again take the second turning on the left into Badgers Way, follow the road around to the right and the property can be found at the top on the right hand side, identified by the For Sale sign





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

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Email bovey@completeproperty.co.uk
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