



A well presented three bedroom family home full of light and sizeable accommodation, with a triple aspect sitting room, ensuite, garage, parking and a superb enclosed garden ideal for all year round use including a bar-be-cue area, available with NO ONWARD CHAIN and well worth an internal viewing.

22 Marriott Way | Bovey Tracey | TQ13 9RZ



thoroughly good property agents



PROPERTY TYPE

Semi Detached House



SIZE

1,196 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

84 B



COUNCIL TAX BAND

D



in a nutshell...

- Kitchen Diner with Patio Doors
- Cloakroom
- Principal Bedroom with Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Garage and Parking Spaces
- Landscaped enclosed rear Garden
- NO ONWARD CHAIN





the details...

Entering the hallway you are immediately made aware of the light and open space with an understairs storage cupboard, doors to sitting room, kitchen/dining room and the cloakroom which is fitted with a hand basin and w.c. The fitted kitchen offers a range of light fronted wall and base units with worktops over, incorporating a one and half bowl stainless steel sink with mixer tap over, an inset double oven with electric hob and extractor hood above, integral fridge/freezer, dishwasher and washing machine. The dining area offers plenty of space for a table and chairs, ideal for family meals or entertaining, especially with patio doors leading out into the garden. The sizeable triple aspect sitting room is a superb room to wind down after a busy day, with windows to the front, side and patio doors, again leading out into the garden. This room has also been furnished with panelling to dado height and a T.V unit with shelving and storage under. The stairway has a window on the half landing and again has been furnished with panelling to dado height.

On the first floor, the landing has an airing cupboard housing the gas boiler which serves the heating and hot water. There are three bedrooms, the principal having an ensuite shower room and completing the accommodation is the family bathroom, comprising panelled bath with shower over, shower screen, wall mounted hand basin, w.c. and heated towel rail.

Outside the garden is enclosed making it safe for children and pets. The patio houses a built in storage and bar-be-cue area fitted with a Belfast sink, ideal for those alfresco occasions. An astro turf lawn gives a superb area for all year round use and a path leads to the garage, fitted with power and light. This really is a home ready to move into with NO ONWARD CHAIN.

Tenure – Freehold
Council Tax Band – D

SERVICES The property benefits from gas central heating and is connected to mains drainage, water and electric.
Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability



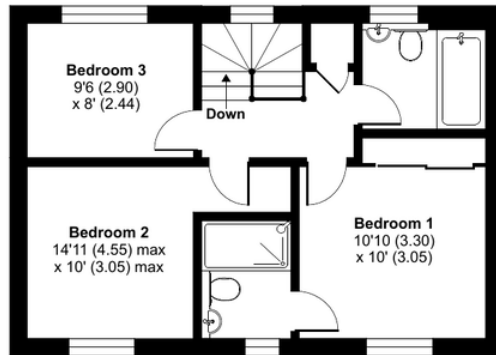
Marriott Way, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 976 sq ft / 90.7 sq m

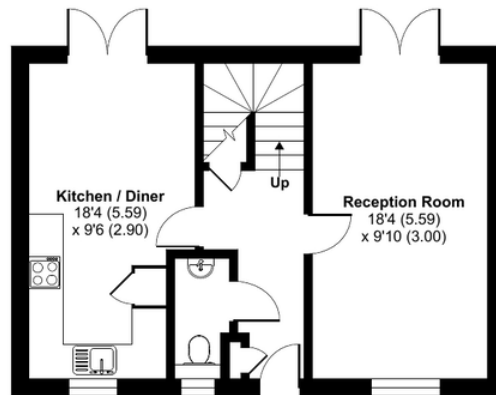
Garage = 220 sq ft / 20.4 sq m

Total = 1196 sq ft / 111.1 sq m

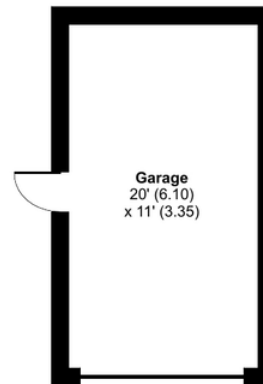
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1232931



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

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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, Lidl 0.1 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: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9RZ

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first turning and follow this road a short while where Longston Cross can be found on the right hand side, turn into Marriott Way and following the road around to the left where the property can be found on the left.





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

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