



3 Old Orchard, Bovey Tracey - TQ13 9SU

Guide Price £350,000 Freehold

Modern Three bedroom Semi-detached home with a stylish kitchen/diner, bright lounge, garden and parking. Set in a peaceful cul-de-sac with just a short walk from Bovey Tracey's shops and amenities.

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ROOM MEASUREMENTS:

Lounge: 5.54m x 3.82m (18'2" x 12'6")

Kitchen/ Dining Room: 4.85m x 3.25m
(15'11" x 10'8")

Downstairs WC: 1.81m x 1.13m (5'11" x 3'8")

Main Bathroom: 2.20m x 1.77m (7'3" x 5'10")

Bedroom: 3.66m x 2.85m (12'0" x 9'4")

Bedroom: 3.10m x 2.85m (10'2" x 9'4")

Bedroom: 2.56m x 2.05m (8'5" x 6'9")

En-suite Shower Room: 2.07m x 1.55m
(6'9" x 5'1")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C £2221.28p.a

(2025/26)

EPC Rating: C

Tenure: Freehold

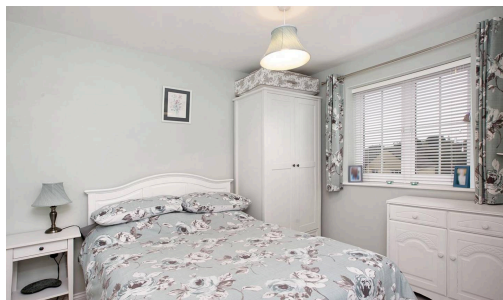
AGENTS INSIGHT:

"The property is a beautifully presented home that feels bright, modern, and welcoming throughout. The layout flows perfectly, with a spacious kitchen/diner and a low-maintenance garden — ideal for modern family living."



STEP OUTSIDE:

Set within a quiet and private cul-de-sac, this property enjoys a wonderfully tucked-away position, offering a peaceful setting while still being close to local amenities. To the front of the property, there is a driveway providing convenient off-road parking for 2 vehicles. A neat frontage leads you towards the main entrance, creating an inviting first impression. A side gate gives access to the rear, the property features a beautifully presented, low-maintenance garden — designed for ease and enjoyment. Accessed via the double patio doors from the kitchen/dining room, the garden is fully paved, making it ideal for outdoor dining, relaxing, or entertaining family and friends. Its enclosed layout offers complete privacy and security, making it a safe and enjoyable space for both children and pets. Whether you're enjoying a morning coffee on the patio or hosting summer barbecues, the garden offers a perfect outdoor retreat that complements the modern lifestyle this lovely home provides.



LOCATION:

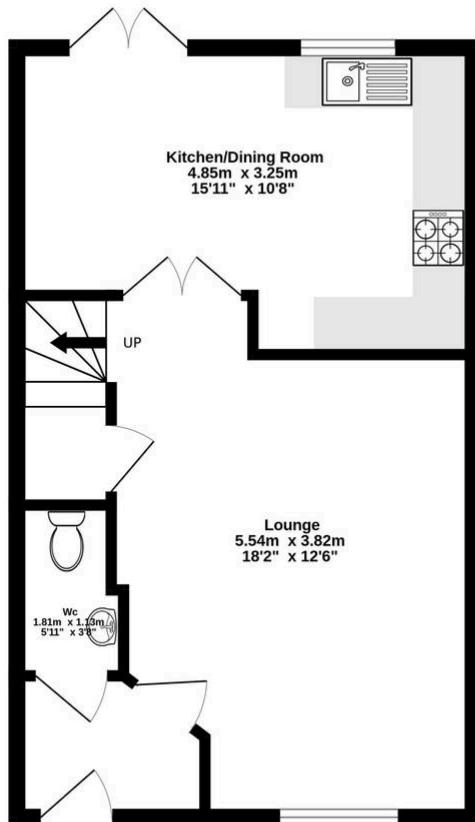
This property is situated within easy walking distance to the town centre or the National Trust Parke. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from 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.



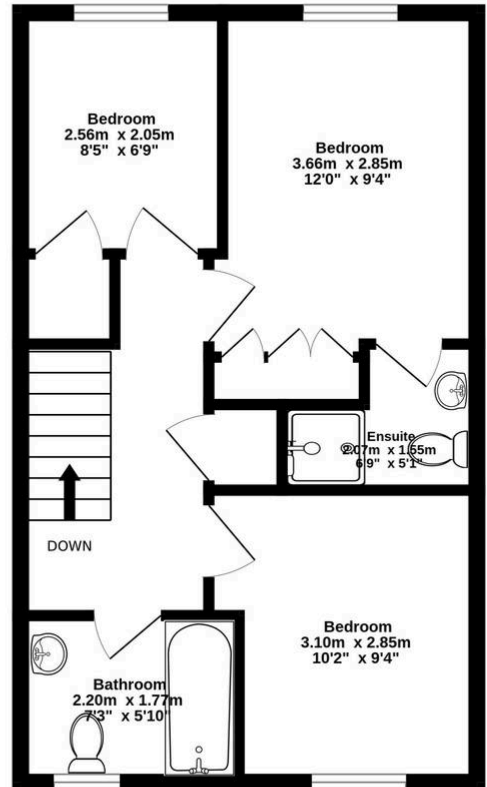
STEP INSIDE: Upon entering, you're greeted by a bright and welcoming hallway that immediately sets the tone for this beautifully presented home. The hallway is spacious and airy, providing access to the downstairs accommodation and a convenient WC fitted with a toilet and a wash basin — the perfect addition for guests and everyday family life. Returning to the hallway, a door on your right opens into the stunning lounge — a beautifully modern and stylishly decorated space that feels instantly relaxing. The large windows allow plenty of natural light to flood the room, creating a warm and inviting atmosphere throughout the day. This well-proportioned room also benefits from a useful under-stairs storage cupboard, ideal for keeping the living area neat and clutter-free. From the lounge, double doors open through to the impressive kitchen/dining area — the true heart of the home. The kitchen is fitted with a range of contemporary units and offers space for essential appliances including a washing machine, dishwasher, and freestanding fridge freezer. There's ample room for a dining table, making this a wonderful space for both everyday meals and entertaining guests. Double patio doors at the rear provides a lovely outlook over the garden and create a seamless indoor-outdoor flow, perfect for enjoying the warmer months. Heading upstairs, the landing gives access to three well-presented bedrooms and the family bathroom. Straight ahead at the top of the stairs, the main bathroom is tastefully finished with a bath featuring an overhead shower, a toilet, wash basin. combining style and practicality. Bedroom Two sits just along the landing and is a generous double room that lets natural light pour in, creating a bright and peaceful retreat. Next is the airing cupboard, which houses the boiler and provides useful shelving for towels and linens. The main bedroom offers a truly comfortable space, with plenty of room for a double bed and furniture. It also benefits from tall, deep built-in wardrobes offering superb storage, and a private En-suite shower room fitted with a shower cubicle, toilet, wash basin and towel rail adding an extra touch of luxury. Bedroom Three completes the upper floor a good-sized single room with a built in wardrobe.



Ground Floor
39.6 sq.m. (426 sq.ft.) approx.



1st Floor
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 79.2 sq.m. (853 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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