



Built just two years ago, this light and spacious four double bedroom, family home offers superb contemporary living with two beautiful reception rooms, a dedicated study, and a practical utility room. Set on a highly sought after development within walking distance of the town, it also features a level, enclosed rear garden, double garage, and private driveway.

1 Marriott Way | Bovey Tracey | TQ13 9RZ





PROPERTY TYPE

Detached House



SIZE

1,554 sq ft



LOCATION

Bovey Tracey



AGE

Two Years Old



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage &
Driveway



OUTSIDE SPACE

Rear Garden



EPC RATING

84B



COUNCIL TAX BAND

F



in a nutshell...

- Dual aspect Kitchen/Dining Room
- Study
- Dual aspect Sitting Room
- Utility Room
- Principal Bedroom with Ensuite
- Three further double Bedrooms
- Family Bathroom
- Double Garage & Driveway Parking
- Enclosed, Level Rear Garden
- Just Two Years Old





the details...

The welcoming entrance hall gives access to the meter cupboard, staircase rising to the first floor and a cloakroom fitted with a w.c, towel rail and hand basin. The property further benefits from Karndean flooring throughout the ground floor, offering both style and durability. The dual-aspect study provides a lovely light space for those working from home or could be utilized as a playroom. The spacious sitting room enjoys a cosy, peaceful ambiance with its light décor, a window to the front elevation and patio doors leading out into the garden.

At the heart of the home lies the beautifully designed kitchen and dining area, thoughtfully upgraded to offer both luxury and functionality. The kitchen features striking matte-black cabinetry complemented by premium quartz worktops and matching quartz splash backs, creating a sleek, modern aesthetic. A range of integrated appliances includes a dishwasher, fridge freezer, double oven and an impressive six-ring induction hob with a statement extractor above, perfect for those who love to cook and entertain. A stylish breakfast bar provides a relaxed seating area for casual dining, while the adjoining dining space easily accommodates a large family table, making it ideal for gatherings and celebrations. A useful large cupboard provides excellent additional storage and could easily be used as a larder, offering ample space for household essentials. Flooded with natural light from dual-aspect windows and French doors opening directly to the garden, this room offers a seamless blend of contemporary design and everyday comfort. A door leads into the utility room with matching units and worktops, including a sink and integral tumble dryer and space for a washing machine. A wall cupboard houses the gas central heating boiler and completing this room there is a door out into the garden.

On the first floor there is a beautiful spacious landing, providing ample space for a reading corner or playroom. The landing provides access to the four light and airy double bedrooms, the principle of which has upgraded fitted wardrobes and an ensuite shower room comprising a large walk-in shower, w.c, hand wash basin and heated towel rail. Completing the upstairs accommodation is the family bathroom fitted with a modern three-piece suite comprising a panelled bath with glass screen and overhead shower, wall mounted wash basin, w.c. and heated towel rail.

The rear garden is a lovely feature of the home, a spacious patio area extends from the rear of the property, creating the perfect spot for outdoor dining. The garden is mainly laid to lawn, offering ample space for children to play or for those who enjoy gardening. A side gate provides convenient access to the driveway which provides parking for three vehicles. Half of the double garage has been thoughtfully converted into a stylish and functional treatment room. Finished to a high standard, the room features modern Karndean flooring, recessed spotlights, and neutral décor, providing a calm and professional environment. A separate entrance from the garden ensures privacy and convenience for clients or visitors. The remaining half of the garage continues to offer valuable storage space.



the floorplan...

**Approximate Gross Internal Area 1554 sq ft - 144 sq m
(Excluding Outbuilding)**

Ground Floor Area 777 sq ft – 72 sq m

First Floor Area 777 sq ft – 72 sq m

Outbuilding Area 380 sq ft – 35 sq m



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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, 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: Lidl 0 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)

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 take the first left hand turning, where the double garage and driveway can be found on your left.





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

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