



A spacious, detached family home, with four double bedrooms, a conservatory, garage, workshop and enclosed rear garden, in a sought-after cul-de-sac location in the town of Bovey Tracey. NO ONWARD CHAIN

18 Becket Road | Bovey Tracey | TQ13 9JB

**complete.**

thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,277 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

71 C



COUNCIL TAX BAND

E



### in a nutshell...

- Sought-after cul-de-sac
- Four-bedroom detached family home
- Views towards Dartmoor
- Spacious family accommodation
- Contemporary kitchen/dining room
- Conservatory garden room
- Front and rear gardens
- Integral garage and driveway
- NO ONWARD CHAIN
- Easy access to A38







## the details...

Tucked away within a sought-after cul-de-sac in the heart of Bovey Tracey, this beautifully presented four-bedroom detached family home enjoys a peaceful position along with lovely views towards Dartmoor, offering generous and versatile accommodation ideal for modern family living.

The property is approached via a private driveway providing ample off-road parking and access to the integral garage. A welcoming entrance hallway leads through to the spacious sitting room, where a charming wood-burning stove creates a cosy focal point. This light-filled room opens into the conservatory, providing an additional living space with views over and access to the rear garden.

The heart of the home is the impressive kitchen/dining room, fitted with a contemporary range of units, integrated appliances and a central island, making it perfect for family life and entertaining. A fully glazed door leads directly from the kitchen to the usable front garden, creating a bright and airy space and offering a pleasant outlook and easy access to outdoor seating areas. A ground floor cloakroom completes the downstairs accommodation.

On the first floor, there are four well-proportioned bedrooms, including a generous principal bedroom enjoying attractive outlooks. The remaining bedrooms offer flexibility for children, guests or home working. A stylish and modern family bathroom serves the first floor, finished with a white suite and contemporary tiling.

Outside, the property benefits from enclosed and private gardens, ideal for families, entertaining or simply relaxing while enjoying the peaceful surroundings and views towards Dartmoor.

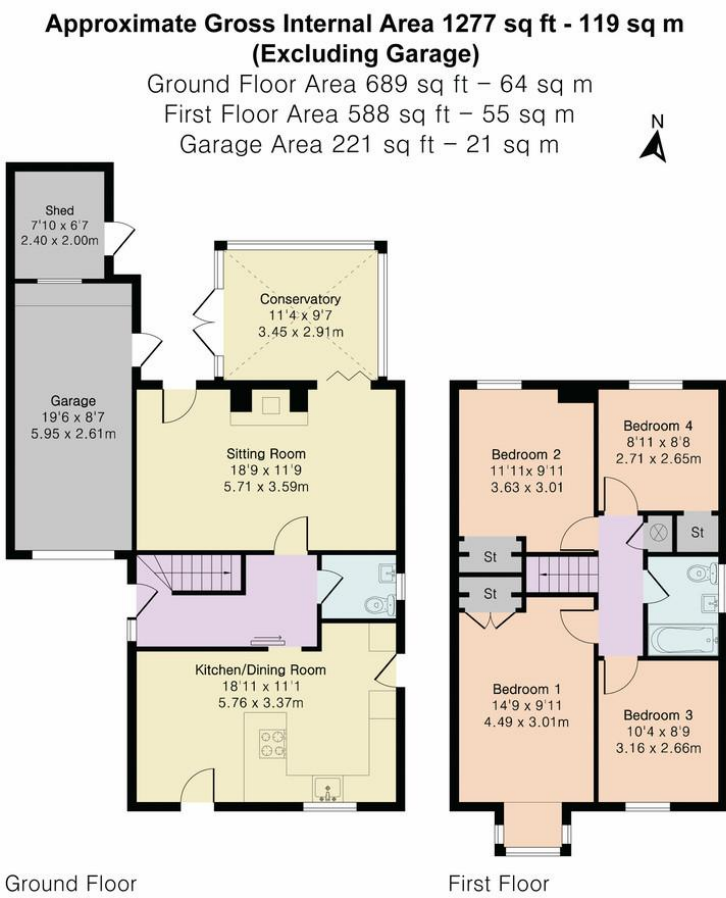
Bovey Tracey is a thriving and highly regarded market town, offering an excellent range of independent shops, cafés, pubs and restaurants, along with a primary school, medical centre and community facilities. Surrounded by beautiful countryside and located on the edge of Dartmoor National Park, the town is perfectly placed for outdoor enthusiasts. For commuters, there is excellent access to the A38, providing convenient links to Exeter, Newton Abbot and Plymouth, as well as mainline rail services from Newton Abbot to London Paddington.

This attractive family home offers a rare opportunity to enjoy spacious accommodation, countryside views and a quiet cul-de-sac location within one of Bovey Tracey's most desirable residential areas.





the floorplan...



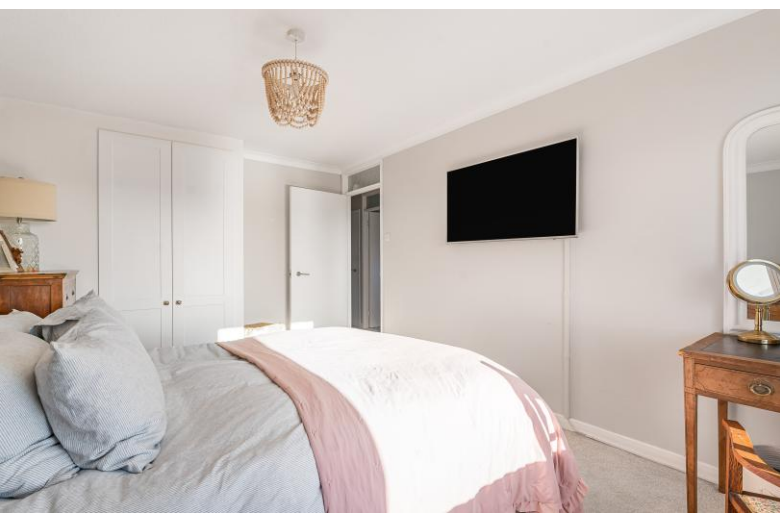
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## the location...

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 (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 0.6 mile

Town centre: Bovey Tracey 0.6 mile

Supermarket: Lidl 1.5 miles

Newton Abbot: 6.8 miles

Exeter: 14.7 miles

## Relaxing

Beach: Teignmouth 10.4 miles

Park: 0.5 mile

Tennis court, swimming pool, bowls and cricket: 1 mile

Stover Golf Club: 2 miles

## Travel

Bus stop: Coombe Close 0.1 mile

Train station: Newton Abbot 7 miles

Main travel link: A38 2.7 miles

Airport: Exeter 19 miles

## Schools

Bovey Tracey Primary School: 0.7 mile

South Dartmoor Community College: 8.7 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9JB

## how to get there...

From the office in Bovey Tracey turn into Le Molay-Littry Way, turn left into Bradley Road. Follow this road up the hill and take the first left into Coombe Close, then first right into Becket Road and first right again into the cul-de-sac where the property can be found on the left hand side.







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

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