



Occupying a quiet position within a popular residential cul-de-sac, this well-presented two-bedroom home offers flexible accommodation, WC, en-suite, additional family bathroom, enhanced by a conservatory, solar panels, partially converted garage forming utility/ workshop and enclosed rear garden.

14 Bowdens Close | Bovey Tracey | TQ13 9GT

complete.

thoroughly good property agents



PROPERTY TYPE

Semi-Detached House



SIZE

988 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

82 B



COUNCIL TAX BAND

B



in a nutshell...

- Quiet cul-de-sac
- Fitted kitchen
- Spacious living room
- Conservatory
- Utility room
- Solar panels
- Principal en-suite bedroom
- Second double bedroom
- Workshop area
- Enclosed rear garden





the details...

The ground floor offers a generous and versatile living space, comfortably accommodating both seating and dining areas. This leads through to a bright conservatory, which enjoys attractive views over the rear garden and provides direct access, creating a pleasant additional reception room. The fitted kitchen is thoughtfully arranged with a good range of storage and worktop space, and is complemented by a convenient ground floor cloakroom.

The garage has been partially converted to create a practical utility room and a separate workshop area, offering excellent flexibility for storage, hobbies or everyday household use. The garage can be accessed internally from the conservatory and also benefits from a remote-controlled roller door, allowing easy access from the driveway.

On the first floor, there are two well-proportioned bedrooms served by a family bathroom. The principal bedroom benefits from fitted storage and an en-suite shower room, while the second bedroom is ideal for guests, a home office or an additional bedroom.

The property further benefits from installed solar panels, helping to improve energy efficiency and reduce running costs.

Outside, the enclosed rear garden has been designed for low maintenance, providing a private and enjoyable space for outdoor seating. To the front of the property there is driveway parking in addition to the garage.

Bovey Tracey is a thriving and highly regarded market town situated on the edge of Dartmoor National Park and often referred to as the "Gateway to Dartmoor." The town offers an excellent range of amenities including independent shops, cafés, public houses, a post office, pharmacy, doctors' surgery and well-regarded primary schooling. A strong sense of community and regular local events further enhance its appeal.

Surrounded by beautiful countryside with plentiful walking and outdoor opportunities, Bovey Tracey also enjoys convenient access to the A38, providing links to Exeter, Plymouth and the M5-making it an ideal location for those seeking a balance of town and country living.

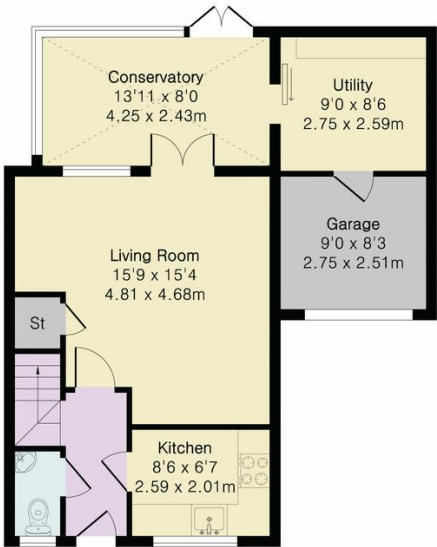


the floorplan...

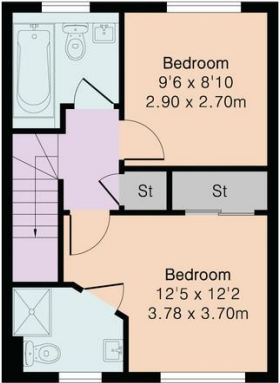
Approximate Gross Internal Area 988 sq ft - 92 sq m
(Including Garage)

Ground Floor Area 636 sq ft – 59 sq m

First Floor Area 352 sq ft – 33 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Shopping

Late night pint of milk: Co-op 0.2 mile

Town centre: Bovey Tracey 0.3 mile

Newton Abbot: 6 miles

Supermarket: Lidl 0.3 mile

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11 miles

Park & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.3 mile

Stover Golf Club: 2.8 miles Haytor, Dartmoor: 3.9 miles

Travel

Bus Stop: Station Road

Train station: Newton Abbot 6.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 19.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile South Dartmoor

Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9GT

how to get there...

From the Complete office in Bovey Tracey, head down Station Road and take the left turn opposite the Dolphin Hotel. Then take an immediate right into Bowdens Close the property will be on your left-hand side.





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picture? Get in touch with
your local branch...

Tel 01626 832 300
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Complete
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