



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.

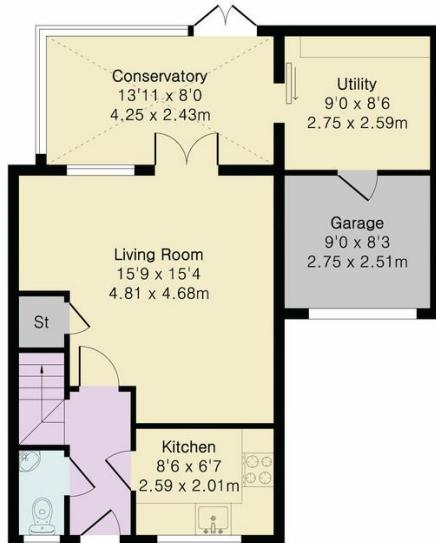


the floorplan...

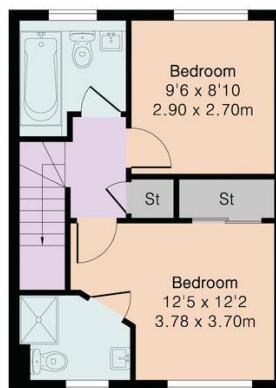
**Approximate Gross Internal Area 988 sq ft - 92 sq m
(Including Garage)**

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.

complete.

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



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.





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

Tel 01626 832 300
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.