



A beautifully presented home with a bright open-plan kitchen & living room opening onto a south-facing garden. Two bedrooms, modern bathroom, garage, driveway and an insulated outbuilding. Walking distance to the town.

17 Sett Close | Bovey Tracey | TQ13 9LR

**complete.**

thoroughly good property agents

**PROPERTY TYPE**

Semi-Detached House

**SIZE**

594 sq ft

**LOCATION**

Bovey Tracey

**AGE**

2000

**BEDROOMS**

2

**RECEPTION ROOMS**

1

**BATHROOMS**

1

**WARMTH**  
Gas Central Heating**PARKING**

Garage, Off Road Parking

**OUTSIDE SPACE**  
South Facing Garden**EPC RATING**

65 D

**COUNCIL TAX BAND**

C

**in a nutshell...**

- Bright open-plan kitchen/living room
- Modern fitted kitchen
- Excellent storage throughout
- Two well-proportioned bedrooms
- Contemporary family bathroom
- Private driveway and single garage
- Fully enclosed, low-maintenance rear garden
- Insulated outbuilding with power and lighting
- Close walk into town
- Small cul-de-sac location



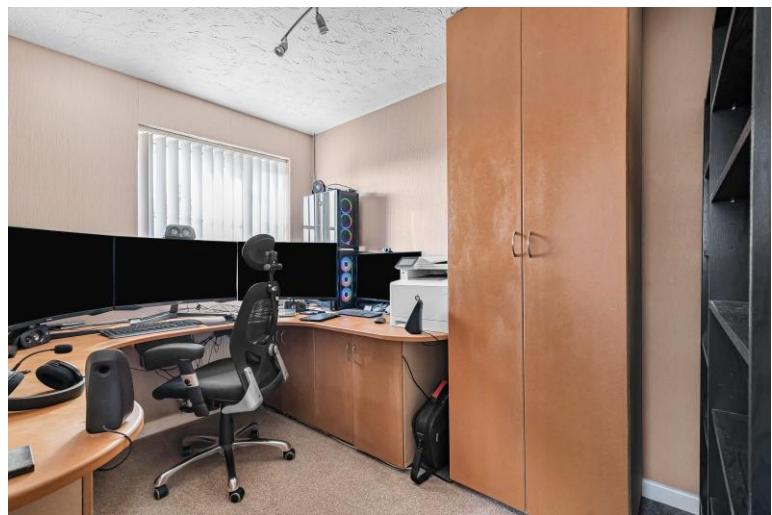


## the details...

The ground floor is arranged around a bright and spacious open-plan kitchen/living room, which has been rearranged by the current owners, creating a wonderfully bright, welcoming and versatile living space. A understairs cupboard fitted with shelving provides useful storage for household objects. The kitchen is fitted with a modern range of wall and base units with ample worktop space and integrated appliances including a dishwasher. There is space for a free-standing fridge/freezer and cooker. This wonderful open plan space offers plenty of room for both relaxing and entertaining and there is ample space for a table and chairs. Patio doors open onto the enclosed, south facing garden, creating a seamless flow, to be enjoyed during those summer months hosting barbecues.

The first floor provides comfortable and well-proportioned accommodation, comprising two bedrooms and a family bathroom. The principal bedroom is a generous double room, benefiting from a range of fitted wardrobes and overhead storage, creating a practical and uncluttered space. A wonderful walk-in wardrobe has been installed by the current owners and an airing cupboard houses the hot water tank. The second bedroom is a well sized single room, ideal for use as a guest bedroom, home office or dressing room. Completing the first floor is the family bathroom, fitted with a panelled bath with shower over, wash hand basin and WC, finished in light, neutral tiling.

To the front a driveway provides off-road parking and leads to a single garage, offering secure parking or additional storage. To the rear, the property enjoys a fully enclosed, low maintenance, south facing garden designed for ease of use and outdoor entertaining. A paved patio adjoins the house, ideal for seating and dining, with steps leading down to an area of artificial lawn. An integral door to the garage can be accessed through the garden. Timber fencing provides privacy, while a useful outbuilding offers excellent additional storage, fully insulated and fitted with power and lighting. The garden is well arranged and perfectly suited to modern lifestyles.



the floorplan...

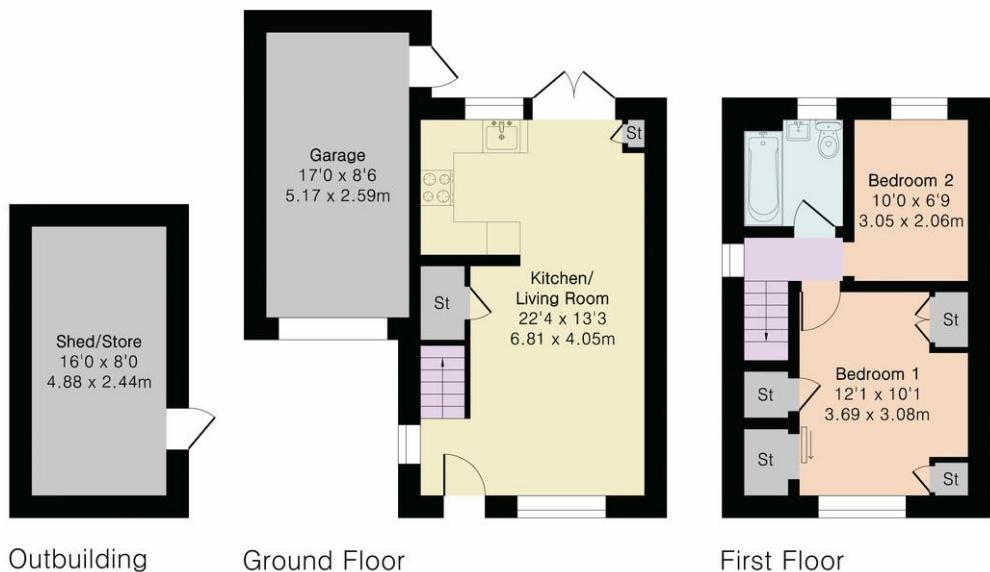
**Approximate Gross Internal Area 594 sq ft - 56 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 297 sq ft - 28 sq m

First Floor Area 297 sq ft - 28 sq m

Garage Area 144 sq ft - 13 sq m

Outbuilding Area 128 sq ft - 12 sq m



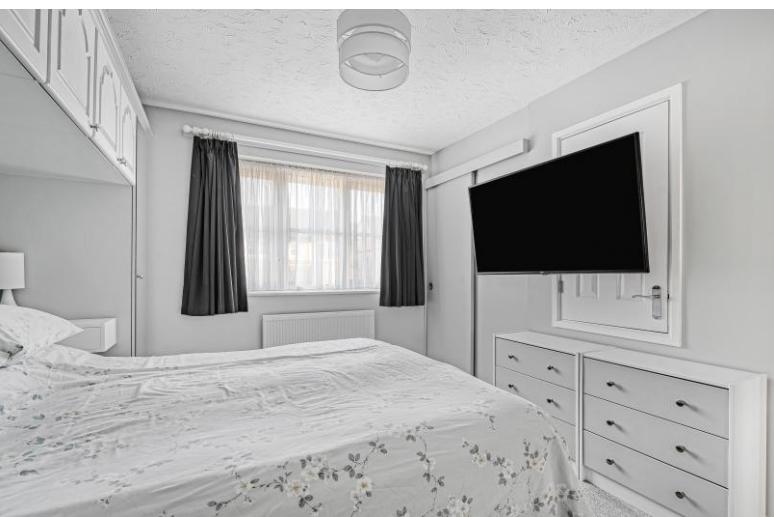
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complete.

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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: Tesco Express 130 yards by foot

Town centre: Bovey Tracey 130 yards by foot

Supermarket: Lidl 0.5 miles, Spar 0.1 miles

Newton Abbot: 6.6 miles

Exeter: 14.9 miles

### Relaxing

Beach: Teignmouth 10 miles

Park and playground: 300 metres Tennis court and swimming pool: 400 metres

### Travel

Bus stop: Le Molay Littry Way 0.3 mile

Train station: Newton Abbot approx. 7 miles

Main travel link: A38 approx. 2 miles

Airport: Exeter approx. 18 miles

### Schools

Bovey Tracey Primary School: 300 metres

South Dartmoor Community College: 8.5 miles (Bus on Le Molay Littry Way)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9LR

## how to get there...

From the office in Bovey Tracey turn into Le Molay-Littry Way and proceed, taking the second turning on the left into De Tracey Park, then the second left again into Badgers Way and again second left into Sett Close, where the property can be found on the left hand side.





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