



7 Wood Close, Bovey Tracey - TQ13 9FQ

£525,000 Freehold

Stunning four-bedroom detached home with spacious rooms, open-plan kitchen/dining with built-in appliances, utility room, main bedroom with ensuite, garage and beautiful garden. ****CHAIN FREE****

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£3054.25pa 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas

EPC Rating: B

ROOM MEASUREMENTS:

Living Room - 21'02 x 12'03 (6.45 x 3.73m)

Kitchen/Diner - 10'03 x 21'03 (3.12 x 6.48m)

Bedroom - 12'10 x 11'02 (3.91 x 3.40m)

Bedroom - 12'06 x 9'07 (3.81 x 2.92m)

Bedroom - 11'03 x 10'06 (3.43 x 3.20m)

Bedroom - 11'01 x 8'01 (3.78 x 2.46m)



AGENTS INSIGHT:

"This beautifully presented, modern detached home offers a perfect balance of style and practicality. With a spacious open-plan kitchen/dining area, four double bedrooms, and a private rear garden, it is ideal for family life. The main bedroom ensuite adds a touch of luxury, while the garage and utility room provide everyday convenience. Situated in a quiet, sought-after Bovey Tracey location, this property is ready to move into and represents an excellent opportunity for buyers seeking a contemporary family home."

STEP OUTSIDE:

The property benefits from a private, fully enclosed rear garden, mainly laid to lawn with a patio area perfect for outdoor dining or relaxing in the sun. A garage provides secure parking and additional storage, while the driveway allows for convenient off-road parking. A rear gate allows access to the garage and driveway parking spaces. The front garden is neatly maintained with a lawn, offering an attractive approach to the house and enhancing kerb appeal.



LOCATION: This detached home is positioned within a cul-de-sac in a popular residential area of Bovey Tracey. Known as the "Gateway to the Moors", Bovey Tracey offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis court. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour driving distance.





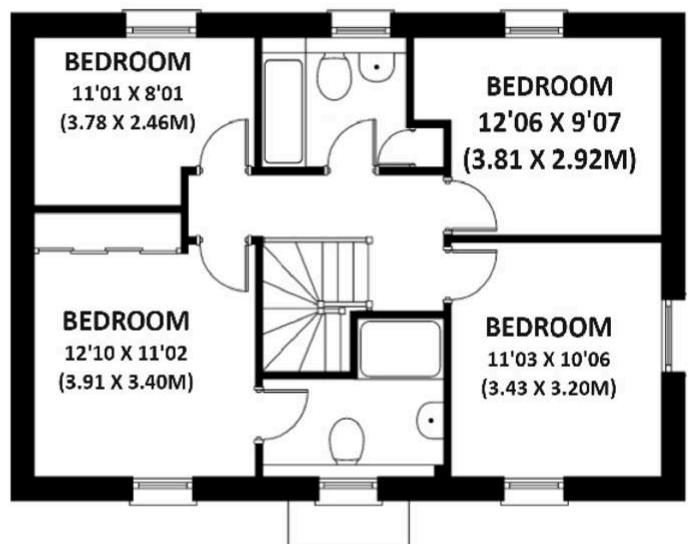
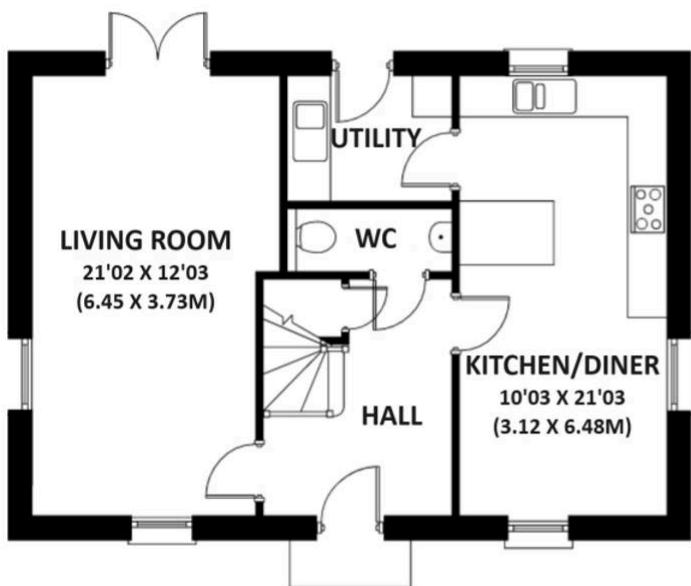
STEP INSIDE:

This modern detached home offers spacious, well-planned accommodation designed for comfortable family living. On entering the property, you are welcomed into a bright and well-proportioned hallway that sets the tone for the rest of the house.

The heart of the home is the open-plan kitchen and dining area, a generous and sociable space ideal for both everyday life and entertaining. The kitchen is fully fitted with contemporary units and a comprehensive range of built-in appliances, including a double oven, fridge/freezer, dishwasher, washing machine and tumble dryer. There is ample worktop space, making it both practical and stylish. A separate utility room provides additional storage and helps keep the main living areas clutter-free, while a ground floor cloakroom adds everyday convenience.

The accommodation includes four spacious double bedrooms, offering flexibility for families, guests or working from home. The main bedroom benefits from its own ensuite shower room, creating a private and comfortable retreat. A modern family bathroom serves the remaining bedrooms, completing the internal layout.





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Whilst every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility will be taken for any error, omission or mis-statement. The plan is for illustration purposes only.

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