



A beautifully presented, end of terrace, three-bedroom family home full of light and sizeable accommodation, with a spacious sitting room, stylish kitchen/diner, ensuite, garage, parking and a superb, enclosed garden ideal for all year round use. An internal viewing is highly recommended to appreciate this wonderful home!

5 Marriott Way | Bovey Tracey | TQ13 9RZ

**complete.**

thoroughly good property agents



PROPERTY TYPE

End Terraced House



SIZE

876sq ft



LOCATION

Bovey Tracey



AGE

2020



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

South Facing Garden



EPC RATING

84B



COUNCIL TAX BAND

C



### in a nutshell...

- Only Five Years Old!
- Three Well Proportioned Bedrooms
- Stylish fitted kitchen/diner
- Spacious Living Room
- Immaculately presented throughout
- Cloakroom
- En-Suite
- Garage with Off Road Parking
- Enclosed Rear Garden with Patio
- Easy access to local amenities







## the details...

Entering the hallway you are immediately made aware of the light and open space with a useful storage cupboard, doors to sitting room, kitchen/dining room and the cloakroom which is fitted with a hand basin and w.c. The fitted kitchen offers a range of light fronted wall and base units with worktops over, incorporating a one and half bowl stainless steel sink with mix tap over, an inset oven with electric hob and extractor hood above, integral fridge/freezer and space for a dishwasher and washing machine. The dining area offers plenty of space for a table and chairs. To the rear, the spacious living room provides a comfortable area to relax and entertain, with French doors opening directly onto the garden, allowing plenty of natural light throughout. This room has been beautifully decorated and feels incredibly warm and welcoming and offers further space for a table.

The first floor of the property offers well-proportioned and comfortable accommodation, ideal for families or those seeking additional space. From the landing, there are three bedrooms, including two generous doubles and a further single room which would also make an excellent home office or nursery. The main bedroom benefits from the added luxury of a modern en-suite shower room. Completing the first floor is a stylish family bathroom fitted with a contemporary white suite, including a bath with shower over, providing practical facilities for everyday living.

This home benefits from an attractive modern exterior, set behind a low stone wall with a gated pathway leading to the front entrance. To the rear of the property is a garage with driveway parking in front, providing excellent storage and off-road parking. The property enjoys an enclosed garden mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining during the Summer months. The garden is fully fenced, offering a good degree of privacy and a safe space for children or pets, with gated rear access.

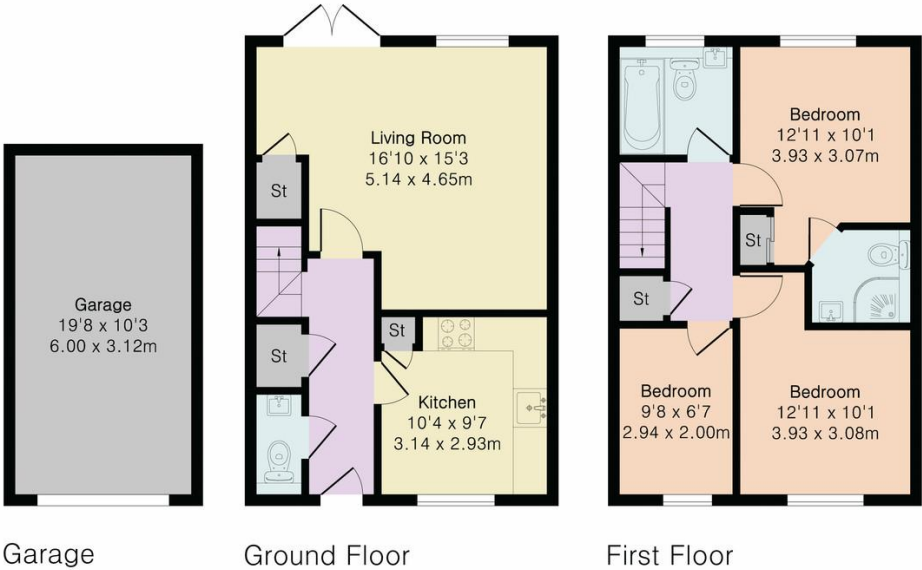


**Approximate Gross Internal Area 876 sq ft - 82 sq m  
(Excluding Garage)**

Ground Floor Area 438 sq ft – 41 sq m

First Floor Area 438 sq ft – 41 sq m

Garage Area 202 sq ft – 19 sq m



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. There is a main line railway station at nearby Newton Abbot and in Exeter, which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Co-op Food 0.6 miles

Supermarket: Lidl 0 miles

Exeter: 17.1 miles

## Relaxing

Beach: Teignmouth 11.1 miles

Tennis court, swimming pool, cricket: 1.2 miles

Stover Golf Club: 2.7 miles

Haytor, Dartmoor: 4.2 miles

## Travel

Bus stop: 0.5 miles

Train station: Newton Abbot 6.1 miles

Main travel link: A38 2.2 miles

Airport: Exeter 19.1 miles

## Schools

Bovey Tracey Primary School: 0.9 miles

Teign School: 5.8 miles

South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9RZ

## how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first turning and follow this road a short while where Longston Cross can be found on the right hand side, turn into Marriott Way. The property can be found on your left.







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