



A well-presented four-bedroom semi-detached home offering versatile accommodation including an additional ground floor bedroom/study, spacious kitchen/dining room, living room with feature fireplace and bright conservatory. The property also benefits from a private rear garden, garage and off-road parking.

4 Kiln Road | Bovey Tracey | TQ13 9YJ

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi Detached Dormer  
Bungalow



SIZE

1,056 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

72 C



COUNCIL TAX BAND

D



### in a nutshell...

- Four bedrooms
- Ground floor bedroom/study
- Spacious kitchen/dining room
- Bright conservatory
- Living room with feature fireplace
- Welcoming porch
- Two family bathrooms
- Enclosed rear garden
- Driveway parking and garage
- Bovey Tracey





## the details...

The property is entered via a welcoming porch, providing a practical space for coats, shoes and everyday storage before entering the main house. From here, is a comfortable living room featuring a central fireplace with brick surround and hearth, creating an attractive focal point. The door and window allow plenty of natural light to fill the room, enhancing the warm and inviting atmosphere. To the rear of the home is a spacious kitchen/dining room fitted with a range of wooden wall and base units with complementary work surfaces and tiled splashbacks. There is space for a cooker and additional appliances, while the dining area comfortably accommodates a family dining table, making it ideal for both everyday living and entertaining. Leading off the kitchen is a bright conservatory overlooking the rear garden, providing additional reception space and a pleasant area to enjoy garden views, with direct access outside. Also on the ground floor is a versatile additional room currently used as a family room/study, offering flexible accommodation suitable for guests, home working or use as a playroom. Completing the ground floor is a family bathroom fitted with a bath with shower over, wash hand basin with vanity storage and WC.

The first floor offers three well-proportioned bedrooms arranged around a central landing, along with a family bathroom. The principal bedroom is a comfortable double room positioned to the front of the property, providing ample space for bedroom furniture. Also at the front of the property is the second bedroom benefitting from good natural light, while at the rear the third bedroom is a well-sized single room, ideal for a child's bedroom, nursery or home office. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, and is positioned beneath the eaves, adding character to the space.

Externally, the property occupies a pleasant position with a pathway leading to the entrance porch, creating an attractive approach to the home. To the side of the property there is off-road parking and access to a garage, providing useful storage or parking space. The driveway also offers additional practical parking. The rear garden is fully enclosed and mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. The conservatory opens directly onto the patio, creating a seamless connection between indoor and outdoor living. Mature planting and fenced boundaries offer privacy, while a useful shed provides additional storage.



## the floorplan...

### Approximate Gross Internal Area 1056 sq ft - 98 sq m (Excluding Garage)

Ground Floor Area 632 sq ft - 59 sq m

First Floor Area 424 sq ft - 39 sq m

Garage Area 139 sq ft - 13 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. 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: Asda Petrol Station 0.5 mile  
Town centre: Bovey Tracey 1.2 miles  
Supermarket: Lidl 1.1 miles  
Newton Abbot: 5.6 miles Exeter: 16.6 miles

## Relaxing

Beach: Teignmouth 11.7 miles  
Park, swimming pool, cricket, cycle route: 0.8 mile  
Stover Golf Club: 2.4 miles

## Travel

Bus stop: Pottery Road 0.2 mile  
Train station: Newton Abbot 5.9 miles  
Main travel link: A38 2 miles  
Airport: Exeter 19.7 miles

## Schools

Bovey Tracey Primary School: 1.8 miles  
Stover School: 3.2 miles  
South Dartmoor Community College: (school bus) 6.9 miles

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9YJ**

## how to get there...

From the A38 take the Drum Bridges turnoff and follow the signs to Bovey Tracey. At the first roundabout, just past the garage, take the first exit into Pottery Road. Continue on this road and take the turning on the right into Kiln Road. The property can be found on your right before the turning into Kiln Close.





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

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