



3 St. Johns Close, Bovey Tracey - TQ13 9BU

£450,000 Freehold

Bright, 2/3 bed bungalow with spacious living areas, parking, and a fully enclosed front and rear gardens, set within a quiet cul-de-sac and a short walking distance of Bovey Tracey town centre.


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: tbc

Council Tax Band: D (£2,498.94 pa

2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

ROOM MEASUREMENTS:

Lounge: 17'5" x 11'5" (5.31m x 3.47m)

Dining Room: 11'5" x 10'6" (3.48m x 3.20m)

Kitchen: 11'5" x 9'10" (3.48m x 3.00m)

Sunroom: 9'10" x 5'3" (3.00m x 1.60m)

Utility: 5'3" 4'6" (1.60m x 1.37m)

Store: 6'10" x 5'3" (2.09m x 1.60m)

Bedroom: 11'5" x 11'4" (3.48m x 3.45m)

Bathroom: 7'8" x 5'4" (2.34m x 1.63m)

WC: 7'8" x 3'8" (2.34m x 0.99m)

Bedroom: 12'3" x 11'4" (3.73m x 2.45m)

AGENTS INSIGHT:

"A bright and versatile bungalow with generous living spaces, well-maintained gardens, and excellent potential to suit families, downsizers, or anyone seeking low-maintenance living. Situated in a peaceful close, it combines privacy with easy access to Bovey Tracey's amenities and the surrounding countryside with just a short walk"



STEP OUTSIDE:

Approaching the property, the beautifully enclosed front garden sets a welcoming tone. Bounded by stone walls and a pedestrian gate, it features a pathway leading to the porch and is mainly laid to lawn, adorned with shrubs, flowers, and trees. To the right, a gravelled area provides parking for one vehicle, with potential to extend further or add a garage, subject to planning. At the rear, the garden is fully paved, offering a low-maintenance outdoor space ideal for relaxing, dining, or hosting a BBQ. It is fully enclosed, ensuring privacy and security, and includes a summerhouse for additional storage. A side gate provides convenient access to the parking area on the right-hand side.



LOCATION:

This charming detached bungalow is positioned within a quiet cul-de-sac location, with a short walk to the town centre. 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 courts. 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 an hour's driving distance.





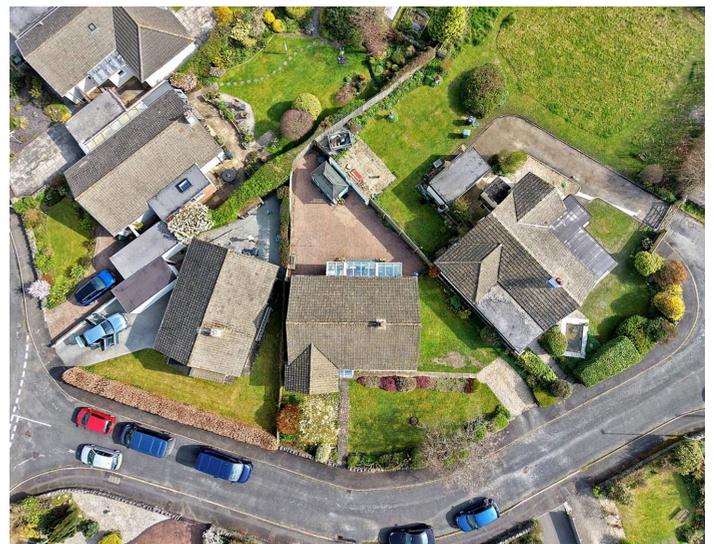
STEP INSIDE:

As you enter through the porch, you are immediately welcomed into this bright and inviting bungalow. The hallway provides access to all main rooms, with elegant parquet flooring flowing throughout. Conveniently, a cloak cupboard is positioned right at the entrance, perfect for coats and shoes.

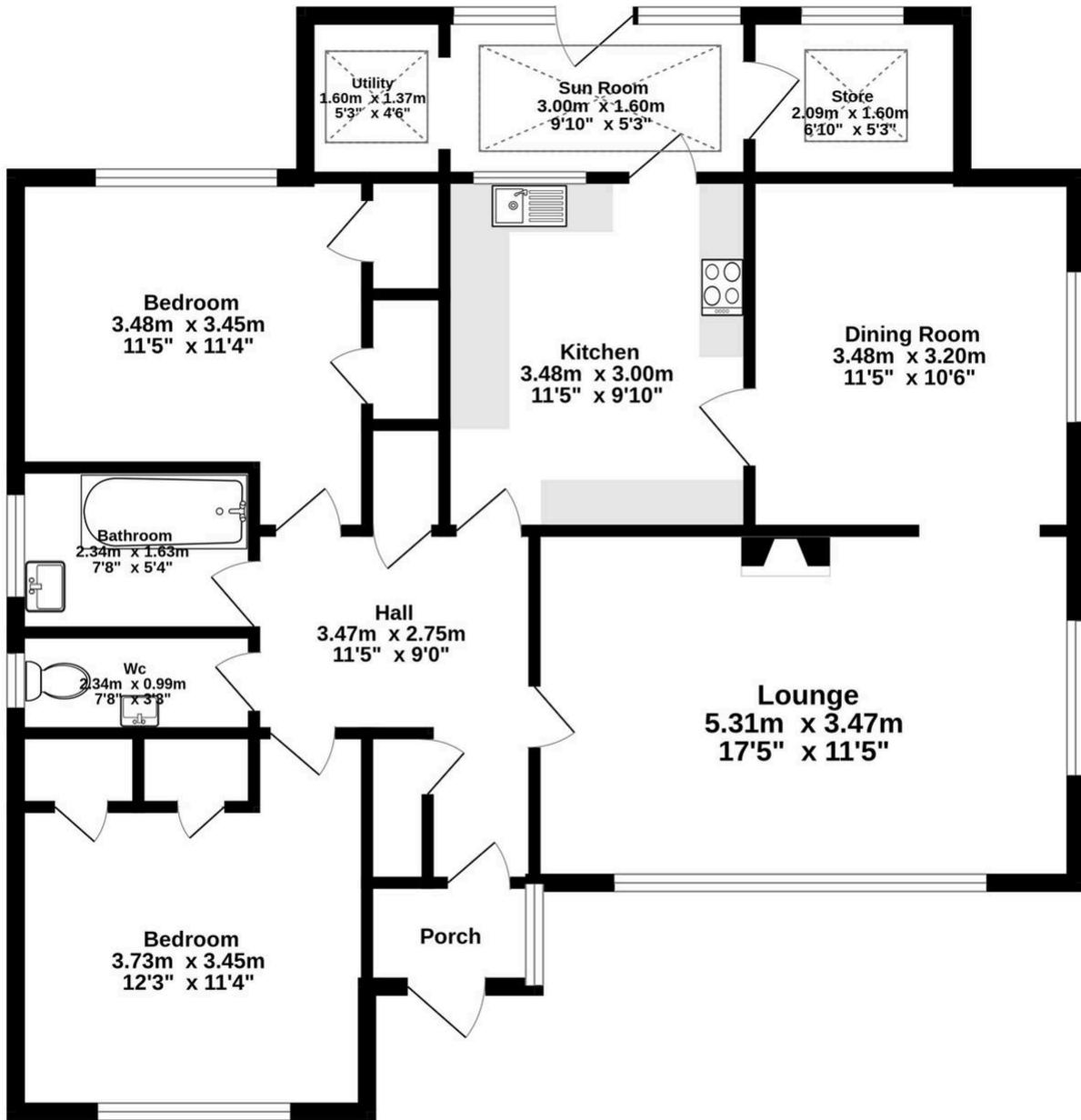
To the right, the lounge is a light-filled, airy space with dual-aspect windows and a gas fire set within a beautiful surround. An archway leads through to the dining room, a versatile space large enough for a family-sized table and additional furniture, or easily transformed into a third bedroom if required.

The kitchen is fitted with a built-in fridge, separate built-in freezer, electric hob, and oven. From here, a door leads back to the hallway, while another opens into the utility room, home to the gas combi boiler and with space and plumbing for a washing machine, tumble dryer, or dishwasher. The utility also offers excellent storage and direct access to the rear garden.

Returning to the hallway, the first double bedroom overlooks the attractive front garden and features two built-in wardrobes. A separate WC with wash basin sits next to the main bathroom, which comprises a bath with an overhead electric shower and a wash basin. At the rear, the second double bedroom enjoys views of the rear garden and also benefits from two built-in wardrobes. Completing the home, an airing cupboard provides additional storage and linen space.



Ground Floor
91.8 sq.m. (988 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (988 sq.ft.) approx.

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 is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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