



## 22 Kiln Road, Bovey Tracey - TQ13 9YJ

Guide Price £365,000 Freehold

A Detached Bungalow in a quiet Cul-De-Sac Location. Three Double Bedrooms and a Modern Kitchen/Diner Opening out to the Rear Garden Makes a Comfortable Living Space. A Single Garage, Driveway and Extra Parking Created on the Front Garden.

Tenure: Freehold /EPC Rating: D

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

## ROOM MEASUREMENTS:

Lounge: 4.32m x 4.15m (14'2" x 13'7")

Dining Area: 2.84m x 2.56m (9'4" x 8'5")

Kitchen: 3.36m x 3.0m (11' x 9'10")

Bedroom: 3.63m x 3.2m (11'11" x 10'6")

Bedroom: 3.36m x 3.2m (11' x 10'6")

Bedroom: 2.75m x 2.48m (9' x 8'2")

Shower Room: 2.6m x 2.34m (8'6" x 7'8")

Garage: 5.19m x 2.67m (17'0" x 8'9")

## USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: D (£2379.66 p.a 2024/2025)

Local Authority: Teignbridge District Council

EPC Rating: D

Services: Mains water, drainage, electricity and gas.

Heating: Gas Central Heating (Installed 2016)

## AGENTS INSIGHT:

"A bright and well-presented three double bedroom home, offering spacious and versatile living throughout. The property features a generous kitchen/diner with French doors to a low-maintenance, enclosed rear garden—perfect for families and entertaining. With ample storage, off-road parking, a garage, and potential to add a second WC, this home is ideally suited to modern living."



## STEP OUTSIDE:

To the front, the garden is partly laid to lawn with an additional gravelled area providing extra parking alongside the driveway, which leads to the garage. The garage is fully equipped with lighting and power perfect for additional storage. To the rear, the garden is designed for low maintenance and enjoyment. Stepping out from the dining area, you'll find a decked seating area—ideal for outdoor dining and entertaining. The remainder of the garden is patioed, with shrubs and enclosed fencing, making it a safe and secure space suitable for children and pets.



## LOCATION:

This bungalow is well located, giving good access 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:

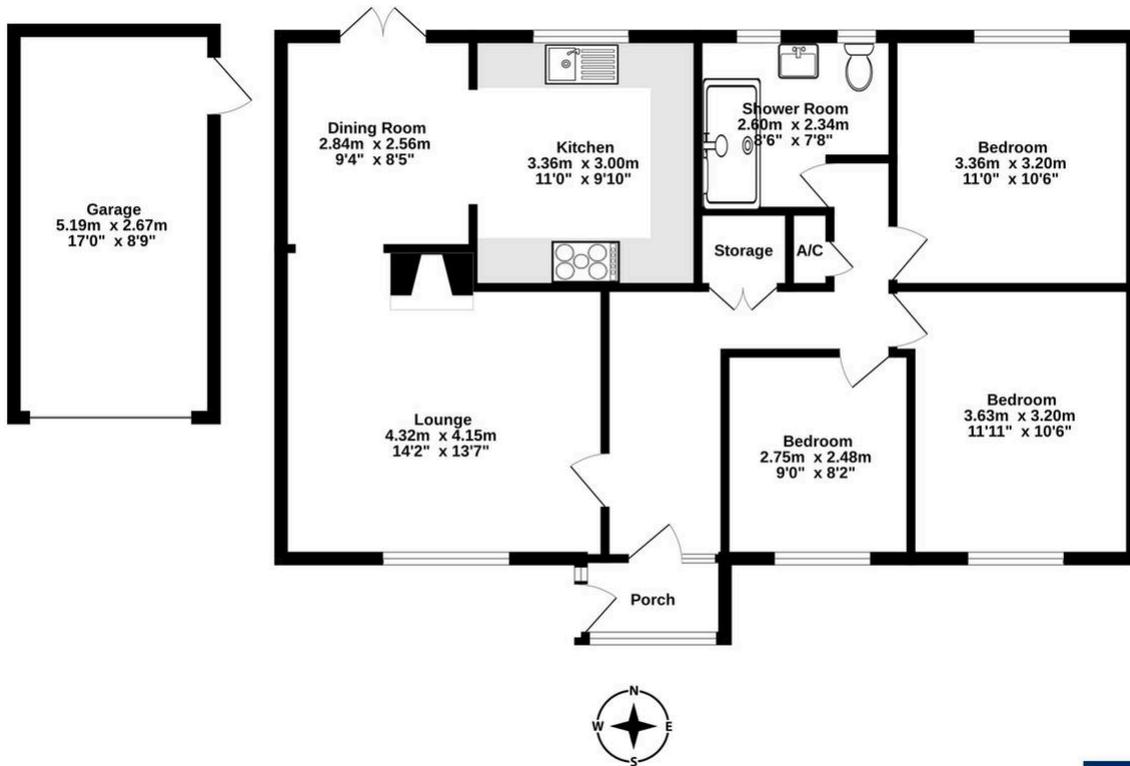
As you enter the property, you are welcomed into a bright and spacious porch, offering ample room for shoe and coat storage. A further door leads into the main hallway, which provides access to all rooms. The hallway also benefits from a large storage cupboard and an airing cupboard housing the combi boiler, complete with useful shelving. To the left, the living room is a generously sized, light-filled space featuring a charming coal-effect fire with a tiled hearth and mantel, creating a cosy focal point. An archway leads through to the kitchen/diner, which is fitted with a range of wall and base units complemented by roll-top work surfaces. The kitchen includes a ceramic sink with an instant hot water tap and offers space for an oven/hob, dishwasher, washing machine, and fridge/freezer.

The dining area enjoys French doors that open out onto the rear garden, allowing for plenty of natural light and a seamless connection to outdoor living. The property comprises three well-proportioned double bedrooms and a recently updated bathroom fitted with a WC and basin. There is also potential to create a second WC in the hallway by utilising the existing coat and airing cupboards, if desired.



Garage  
13.8 sq.m. (149 sq.ft.) approx.

Ground Floor  
80.6 sq.m. (869 sq.ft.) approx.



**TOTAL FLOOR AREA : 94.5 sq.m. (1017 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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