



A spacious three-bedroom home with bright living room and modern kitchen. Generous rear garden, driveway parking and detached garage. Well-presented throughout and offered to the market with no onward chain, making it an ideal move-in ready home.

24 The Oaks | Bovey Tracey | TQ13 9QX





PROPERTY TYPE

Detached Bungalow



SIZE

1,002 sq ft



LOCATION

Bovey Tracey



AGE

1995



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

65 D



COUNCIL TAX BAND

E



### in a nutshell...

- Three double bedrooms
- Spacious and bright living room
- Modern fitted kitchen
- En-suite shower room
- Separate modern shower room
- Generous rear garden
- Private driveway
- Detached garage
- No onward chain
- Bovey Tracey





## the details...

The property is entered via a spacious and inviting hallway, providing access to all principal rooms and useful built-in storage, creating a practical and welcoming first impression.

The kitchen is modern and well-designed, with a range of wall and base units, ample worktop space, and provision for appliances, including an integrated oven, hob and dishwasher. A door provides convenient access outside.

The living room is bright and generously sized, comfortably accommodating both seating and dining areas. A large window and sliding patio doors allow plenty of natural light and provide direct access to the garden, while a feature fireplace creates an attractive focal point.

There are three well-proportioned bedrooms, all presented in a light, neutral style. The principal bedroom is a spacious double with a pleasant front outlook and built-in wardrobes. Bedroom two is another comfortable double with views over the rear garden and also benefits from a built-in wardrobe. Bedroom three is a versatile room, currently used as a home office, ideal as a nursery or study, and benefits from an en-suite shower room with walk-in shower, wash hand basin and WC.

A separate modern shower room comprises a walk-in shower, wash hand basin and WC, finished with contemporary tiling and natural light.

Externally, a private driveway provides off-road parking and access to a detached garage. The front features a brick façade and covered arched porch, with a well-stocked garden adding colour and privacy.

The rear garden is generous and established, mainly laid to lawn with mature trees and planting. A patio area offers ideal space for outdoor dining, with direct access from the living room, and the garden extends further to provide a peaceful outdoor setting.

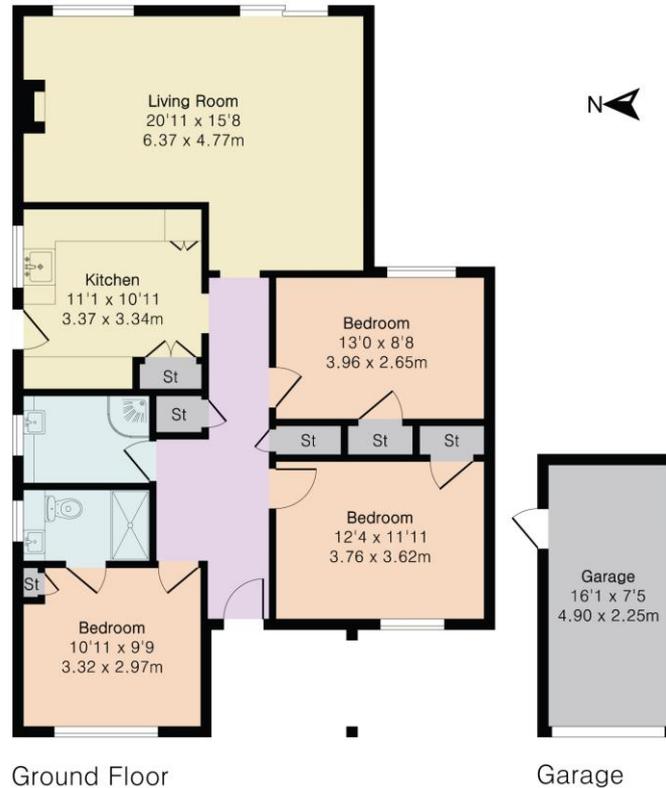
Offered to the market with no onward chain.



# the floorplan...

**Approximate Gross Internal Area 1002 sq ft - 93 sq m  
(Excluding Garage)**

Garage Area 119 sq ft - 11 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.

**complete.**

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## the location...

Bovey Tracey benefits from a wide range of local amenities including health center, 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.

### Shopping

Town centre: Bovey Tracey 0.5 mile  
Supermarket: Co-op 0.5 mile/Tesco Express 0.6 mile  
Newton Abbot: 6.6 miles  
Exeter: 14.4 miles

### Relaxing

Beach: Teignmouth 10.1 miles  
Park: Mill Marsh Park: 0.6 mile  
Tennis court: 0.9 mile  
Stover Golf Club: 3.5 miles

### Travel

Bus stop: Le Molay-Littry Way  
Train station: Newton Abbot 6.9 miles  
Main travel link: A38 2.7 miles  
Airport: Exeter 17.5 miles

### Schools

Bovey Tracey Primary School: 0.7 mile  
South Dartmoor Community College: 7.8 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9QX**

## how to get there...

From the Office turn into Le Molay-Littry Way and take the 5th turning on the left into The Oaks, where the property can be found on the right.





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

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