



7 Sadler Green, Bovey Tracey - TQ13 9AY

£370,000 Freehold

Beautifully presented Three-bed family home with spacious kitchen/diner, cosy lounge, En-suite to main bedroom, driveway for two cars and a sunny rear garden—ideal for modern family living. CHAIN FREE


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Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: D (£2498.94 pa 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas

EPC Rating: B

Please note: The Kitchen Smeg range can be purchased under separate negotiation.

ROOM MEASUREMENTS:

Kitchen/Diner: 27'6" x 10'5" (8.37m x 3.17m)

Lounge: 13'7" x 10'9" (4.14m x 3.27m)

Entrance Hall: 10'11" x 10'9" (3.33m x 3.27m)

WC/ Utility: 6'2" x 6'2" (1.88m x 1.88m)

Landing: 9'3" x 9'3" (2.83m x 2.81m)

Bedroom: 15'1" x 11'11" (4.59m x 3.63m)

En-suite: 7'11" x 3'9" (2.41m x 1.15m)

Bedroom: 12'4" x 11'11" (3.77m x 3.63m)

Bedroom: 9'10" x 9'3" (2.99m x 2.81m)

Bathroom: 7'4" x 6'8" (2.24m x 2.03m)

AGENTS INSIGHT:

"A fantastic family home offering well-balanced living space, a bright and sociable kitchen/diner, and a private sunny garden—perfect for both everyday living and entertaining."



STEP OUTSIDE:

Externally, the property continues to impress. To the front, there is a well-maintained garden and driveway parking for two vehicles, with a useful storage shed located at the far end. To the rear, a sunny patio area provides the perfect space for outdoor dining and entertaining, flowing seamlessly from the kitchen/diner. The patio wraps around to the side of the property, with the remainder of the garden laid to lawn. An additional side area offers further outdoor space, currently used for seating and a second shed. This is a fantastic opportunity to acquire a well-maintained and thoughtfully laid out home, ideal for families or those looking to enjoy both indoor and outdoor living.



LOCATION:

This semi-detached home is positioned within a popular residential area of Brimley, close to the town centre of Bovey Tracey. 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 court. 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 half an hour driving distance.



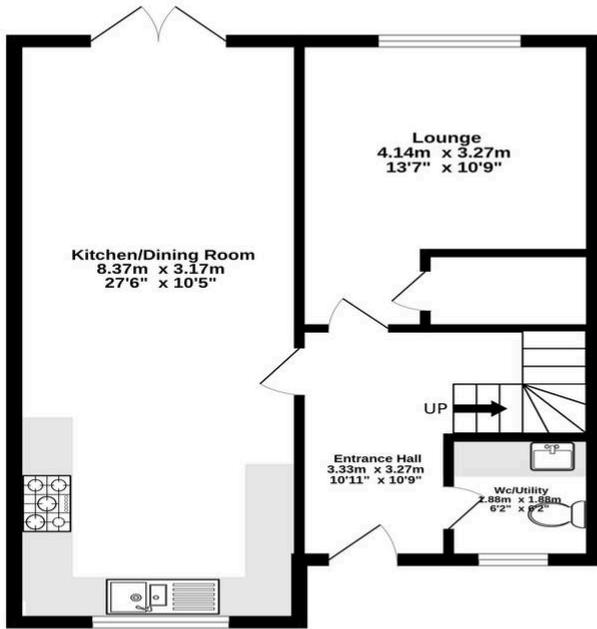
STEP INSIDE:

Sadler Green is a contemporary development, completed in 2018-2019 by Bunny Homes, nestled in a quiet, standalone cul-de-sac of several properties, all reflecting the same high standards of design and craftsmanship.

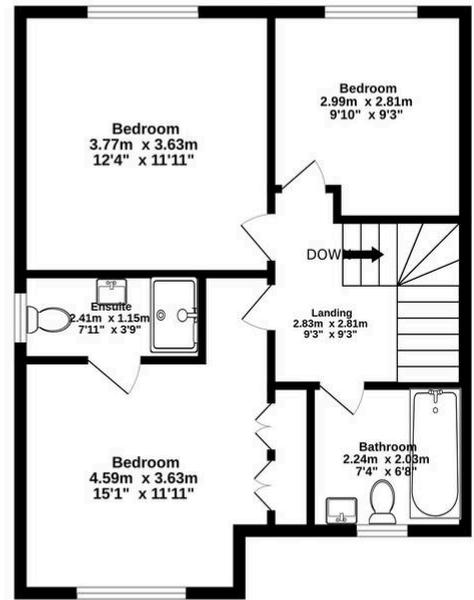
Upon entering the property, you are welcomed into a bright and airy hallway. To the right is a convenient downstairs WC/utility room, complete with WC, wash basin, and space for both a washing machine and tumble dryer—ideal for keeping household noise separate from the main living areas. To the left, the kitchen/diner is a standout feature of the home. Tastefully decorated, the kitchen area is positioned at the front of the property and provides space for a large fridge freezer, Smeg range oven/hob, and dishwasher. To the rear, the dining area comfortably accommodates a family-sized table, with double patio doors opening onto the garden and allowing natural light to flood the space. Straight ahead from the hallway is the cosy lounge, overlooking the rear garden and benefiting from a large understairs storage cupboard—perfect for keeping the space clutter-free. Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a generous size with built-in wardrobes and cupboards, along with a modern En-suite shower room comprising WC, wash basin, and shower cubicle. The second bedroom is a spacious and versatile room overlooking the rear, currently used as a guest room and office. The third bedroom is also a good-sized double, again enjoying views over the rear garden. The family bathroom includes a bath with overhead shower, WC, and wash basin.



Ground Floor
51.0 sq.m. (549 sq.ft.) approx.



1st Floor
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 101.9 sq.m. (1097 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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