



De Tracey Park | Bovey Tracey | TQ13 9QT

SALES | LETTINGS | LAND & NEW HOMES

To arrange a viewing call:  
01626 832 300

**complete**   
INDEPENDENT ESTATE AGENCY



- EXTENDED LINK DETACHED HOUSE
- THREE BEDROOMS
- MASTER ENSUITE SHOWER ROOM
- SPACIOUS LOUNGE

- DINING ROOM
- MODERN KITCHEN
- UTILITY ROOM
- STUDY & FAMILY ROOM



Extended to provide spacious and versatile accommodation this 3-bedroom family home offers a wealth of living accommodation and set within a landscaped and enclosed rear garden, in a small cul-de-sac giving easy and level access to the towns facilities.

From the hallway doors lead to the cloakroom, lounge and dining rooms. The lounge is fitted with a contemporary living flame electric fire. The rear of the property has been extended to provide a superb open plan living space ideal for gatherings of family and friends. The sitting area benefits from patio doors leading out into the enclosed garden, whilst the kitchen has been refitted and comprises an integral cooker, hob and extractor hood. From the kitchen a door leads into the utility room with spaces for washing machine and dryer and a door to the remaining part of the garage which is used for storage, ideal for bikes etc and which benefits from an electric door. The ground floor is complete with an attached timber built study and family room with patio doors leading out into the garden.

The first floor offers a master bedroom with ensuite shower facilities, two further bedrooms and a refurbished family bathroom.











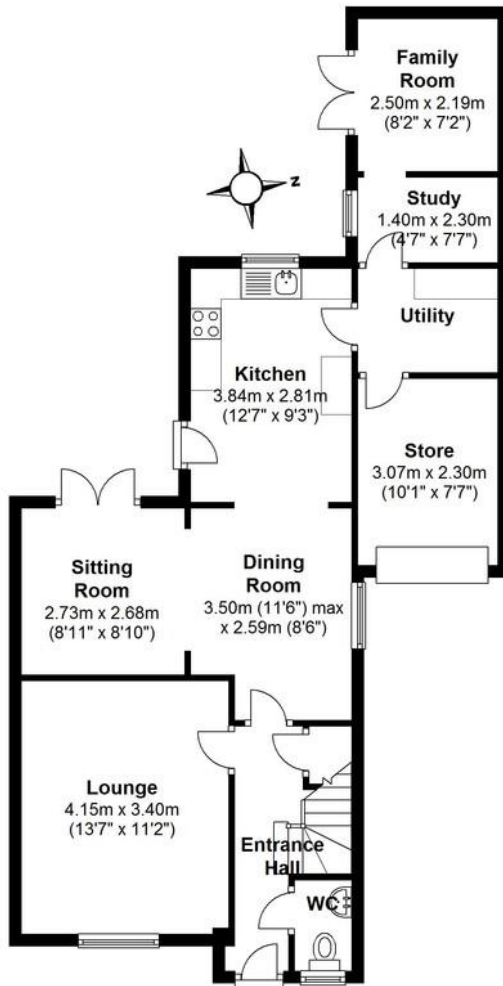
## OUTSIDE

The property benefits from off road parking. To the front the garden is laid to a small lawn area.

To the rear the garden has a paved patio which is ideal for alfresco dining, a small lawn and wooden boxes planted with mature shrubs and bamboo, making this a safe and enclosed garden for children and pets.

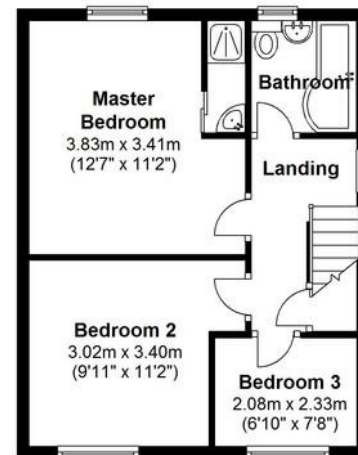
## Ground Floor

Approx. 70.0 sq. metres (753.4 sq. feet)

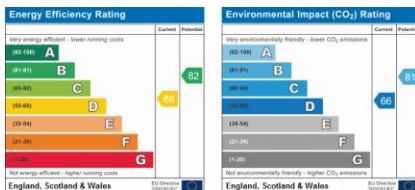


## First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 108.4 sq. metres (1166.8 sq. feet)



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors window fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. © Unauthorised reproduction prohibited. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.



## DIRECTIONS

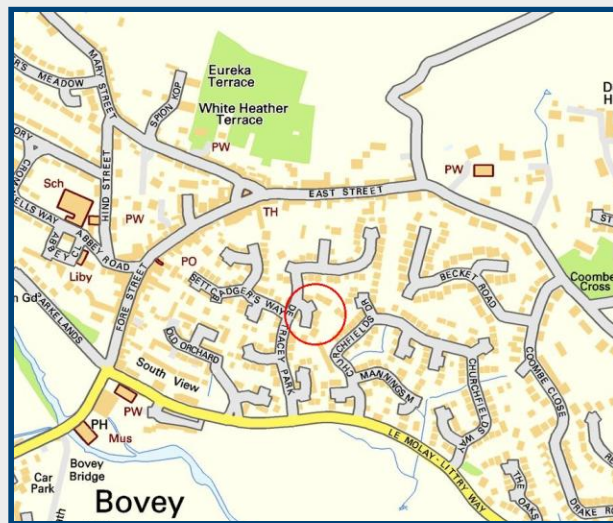
From the office in Fore Street, turn immediately left into Le Molay-Littry Way and take the 2nd turning left into De Tracey Park and then first left into the cul-de-sac where the property can be found in the far right hand corner.

## LOCATION

Bovey Tracey benefits from a wide range of local amenities including Health Centre, Dentist, Veterinary Clinics, Primary School, Library, Banks, 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. 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. There is also a main line railway station at nearby Newton Abbot (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

## ADDITIONAL INFORMATION

LOCAL AUTHORITY	Teignbridge District Council
COUNCIL TAX BAND	D
TENURE	Freehold
POSTCODE	TQ13 9QT
VIEWING	Strictly by appointment with Complete on 01626 832 300



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Emlyn House  
Fore Street  
Bovey Tracey  
Newton Abbot  
Devon  
TQ13 9AD

[boveytracey@completed.co.uk](mailto:boveytracey@completed.co.uk)

Telephone: 01 626 832 300

[www.completed.co.uk](http://www.completed.co.uk)

### AGENT'S NOTE:

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property.

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