



6 Stors Close | Bovey Tracey | TQ13 9HR

SALES | LETTINGS | LAND & NEW HOMES

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01626 832 300

**complete**   
INDEPENDENT ESTATE AGENCY



- DETACHED BUNGALOW
- TWO BEDROOMS
- ATTACHED GARAGE
- ENCLOSED REAR GARDEN
- SOLAR PANELS
- MODERN KITCHEN
- SPACIOUS CONSERVATORY
- ENERGY EFFICIENT

A detached, two-bedroom bungalow with attached garage, driveway and gardens to the front and rear located in a quiet location in Bovey Tracey with stunning far reaching views of countryside and Dartmoor beyond.

This town has a good selection of amenities, banks, supermarkets, restaurants, public houses, shops and a well-regarded Primary School to name but a few. It also boasts a Golf Course, Cricket Field, Swimming Pool, Tennis Club, Bowls Green & two Football Pitches for the sporting types and 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.

A brick-paved driveway leads up to the property bordered by the front garden with its tidy lawn and well established shrubs, plants and colourful flowers. The driveway opens out to the front of the property to create a secluded, level area where the current owners often sit and enjoy the peace, tranquillity and beauty of the local area. The entrance is to the side of the building and leads into a hallway providing access to the living room/diner, shower room, two bedrooms and the kitchen. The living room, that spans the full width of the bungalow, is flooded with natural light that pours in through the picture window overlooking the beautiful front garden. It feels warm and comfortable; a lovely space for dining or relaxing with a glass or two. Both bedrooms are good sized doubles, bright, airy and tastefully decorated in neutral colours. The shower room is decoratively tiled and comprises of a mixer shower, low-level WC and a modern basin. The kitchen is modern with mock-granite worktops and with plenty of storage by way of white, high-gloss eye-level cupboards and matching base units. There are spaces for a gas or electric cooker and spaces for the white goods under one of the worktops.

A door leads out into the spacious, double glazed conservatory. With window and roof blinds and tiled floor this lovely space enjoys the view of the rear enclosed patio and garden. There is heating and lighting to this room allowing its comfortable use all year round, and what better place to spend an evening watching the butterflies or the wild birds feeding on the bird table and listening to their song. To the side of the property is a further enclosed area which is accessed from the front and rear gardens and useful for storage of bikes, garden tools etc.

The attached garage is accessed via a side door from the conservatory and the driveway to the front provides additional parking for several cars.

The rear garden is part-paved and over two levels and creatively planted with mature shrubs, bushes and plants; a gorgeous south west facing space bordered by timber panel fencing.

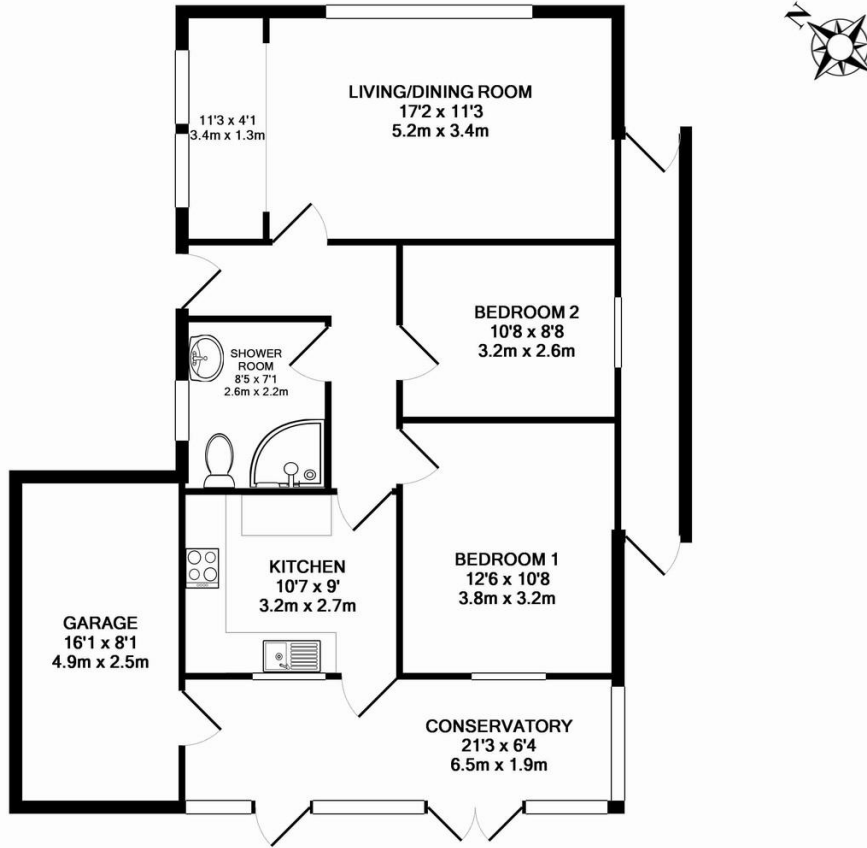
This property is in excellent order and benefits from photovoltaic panels on the roof and good levels of insulation. This combined with gas central heating and double glazing throughout, makes it warm and comfortable regardless of the season.





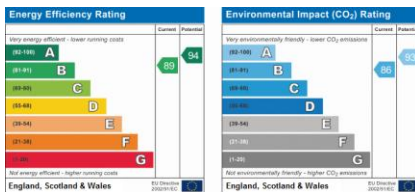






TOTAL APPROX. FLOOR AREA 94.4 SQ.M. (1016 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### 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 Bovey Office head north on Fore Street towards Abbey Road. Continue on this road onto Cromwells Way and take a slight left to stay on Cromwells Way. Take a slight left onto Priory. Turn left onto Storrs. Close where the property can then be found.

## 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

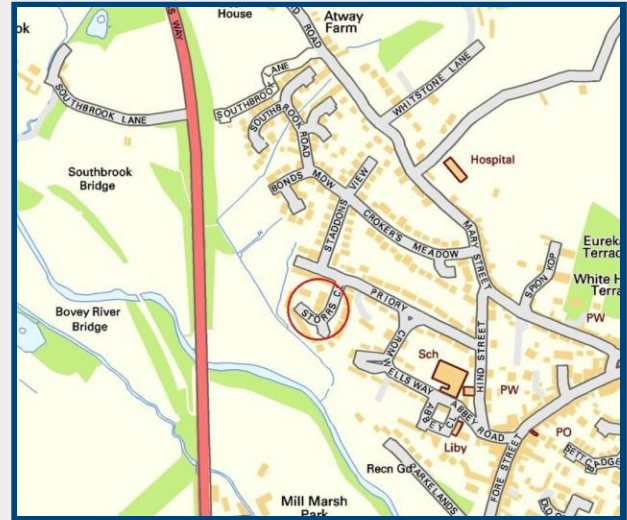
LOCAL AUTHORITY	Teignbridge District Council
COUNCIL TAX BAND	D
TENURE	Freehold
POSTCODE	TQ13 9HR
VIEWING	Strictly by appointment with Complete on 01626 832 300.

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### 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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