



A well presented, three bedroom, detached bungalow located in Bovey Tracey with a master ensuite, garage, parking and south facing garden.

28 The Oaks | Bovey Tracey | TQ13 9QX





PROPERTY TYPE

Detached bungalow



SIZE

1,133 sq ft



LOCATION

Town



AGE

1990s



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Garage and off road parking



OUTSIDE SPACE

Front and rear gardens



EPC RATING

59



COUNCIL TAX BAND

E



in a nutshell...

- Short walk to amenities
- Modern fitted kitchen
- Spacious L-shaped living/dining room
- Master bedroom ensuite
- Well presented throughout
- Level garden
- Sought after location
- Off road parking and garage





the details...

An attractive detached bungalow with three double bedrooms, master ensuite, a garage and an enclosed rear garden, a short level walk from the shops and amenities in the popular town of Bovey Tracey.

A garden with manicured lawns, a rockery and well-stocked beds of plants and shrubs, sits at the front of the property, and a path leads to the sheltered entrance. Inside, it is beautifully presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

The entrance hallway has an inset hard-wearing doormat, and a beautiful engineered-oak floor. There is a broom cupboard and an airing cupboard containing an insulated hot water cylinder and a slatted shelf for linen. The engineered-oak flooring continues into the L-shaped living/dining room where there is plenty of light from a window and sliding patio doors to the garden. The dining area has plenty of space for a table and seating for six or eight places, ideal for any occasion, and the living area is carpeted and feels cosy despite its generous size.

The generously sized kitchen has a durable tile-effect vinyl floor and a modern kitchen which has plenty of granite-effect worktop space, tiled splashbacks, and a range of oak-effect fitted base, drawer and wall units, providing ample cupboard space. There is a built-in double-oven, a separate gas hob with a stainless-steel extractor hood above, an integrated fridge/freezer, a stainless-steel sink with a mixer tap, space hidden within some base units with plumbing for a washing machine, a tumble drier and a dishwasher. A condensing system boiler, hidden within a matching wall cabinet provides central heating and hot water, beside a door to the driveway which is a handy shortcut for transferring the weekly shopping from car to kitchen.

The master bedroom is a good-sized, carpeted double, filled with light from a wide window to the front. It has a built-in wardrobe and an en suite shower room which has a tile-effect vinyl floor and fully tiled walls, containing a modern suite comprising a shower, a WC, a basin with storage beneath for toiletries, and a chrome heated towel rail. There are two further light and airy bedrooms, both doubles with built-in wardrobes. A family bathroom has a durable vinyl floor and part-tiled walls, containing a white suite comprising a P-bath with a shower and curved glass screen above, a basin with storage beneath for toiletries, a WC and a chrome heated towel rail.

Outside, the rear garden is a good size, level and fully enclosed making it safe for both children and pets. There is a paved patio and a healthy lawn making a great venue for entertaining, be it alfresco dining, a barbecue or sharing a bottle of wine with friends and family. There are areas of decorative gravel, some timber edged beds for growing your own vegetables, well-stocked beds of shrubs and plants, and at the side of the property a timber shed has lights and power and provides useful storage for a lawnmower and garden furniture.

There is an outside tap on the driveway, ideal for washing the car, and a gate provides alternative access onto the driveway where there is parking for two cars. The detached single garage has lights and power, barn style doors, and storage above in the rafters.



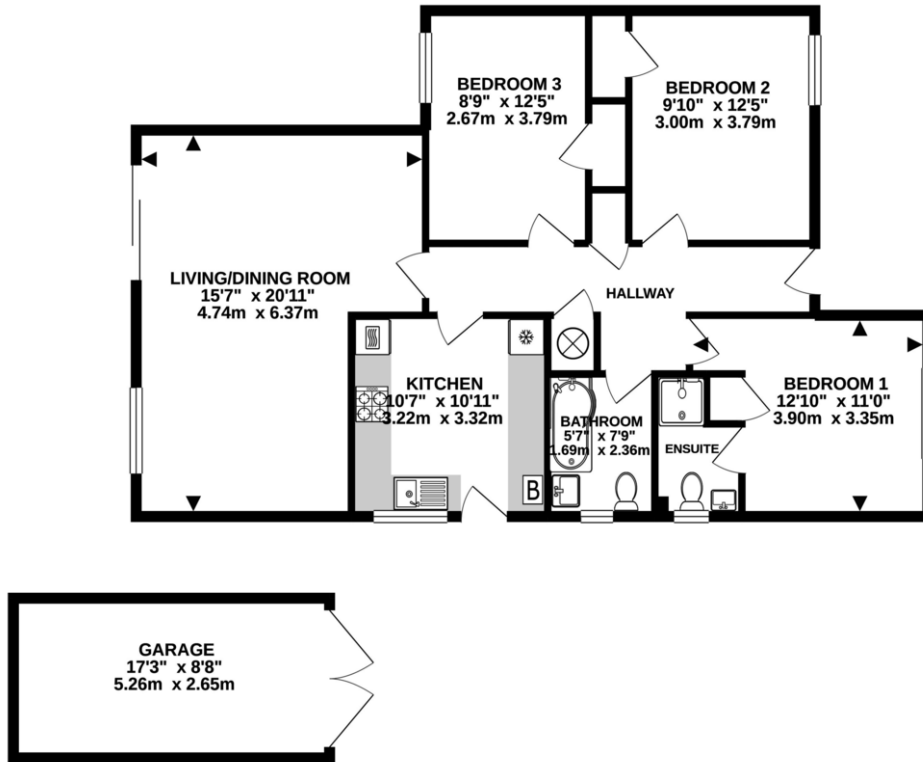
what the owner loves most...

“Spending time in the sunny, south facing rear garden”.



the floorplan...

GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.
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bear in mind...

The property's idyllic location is close to the vast amenities that Bovey Tracey has to offer and the picturesque Dartmoor National Park.



the 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 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.

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 first on the right.





The Property
Ombudsman

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