



A three bedroom, detached bungalow with a master bedroom ensuite, a garage, parking and gardens located in the sought after town of Bovey Tracey.

15 St Pauls Close | Bovey Tracey | TQ13 9JD





PROPERTY TYPE

Detached bungalow



SIZE

1,130 sq ft



LOCATION

Town



AGE

1990



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating
Air source heat pump



PARKING

Garage and off road
parking



OUTSIDE SPACE

Front and rear gardens



EPC RATING

88



COUNCIL TAX BAND

E



in a nutshell...

- Quiet cul de sac location
- Well presented throughout
- Fitted kitchen
- Spacious living/dining room
- Master bedroom ensuite
- Air source heat pump
- Private garden
- Garage and parking
- Sought after location



the details...

An opportunity to purchase a spacious, detached bungalow with three double bedrooms, master en suite, a garage, an enclosed rear garden, green electricity and central heating, in a quiet cul-de-sac location, in the popular town of Bovey Tracey.

A wide tarmac driveway provides parking for at least three cars beside a healthy front lawn and leads to the entrance of the side of the property. Inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming with central heating and double glazing.

The entrance hallway is carpeted and has a airing cupboard containing a gas combi-boiler which provides the hot water, and a cupboard providing useful storage for coats and shoes etc.

The living/dining room is spacious and L-shaped with plenty of light from a high-level window and wide sliding patio doors to the garden. An elegant fireplace is fitted with a living-flame gas fire, making a nice feature and focal point for the room and the dining area has plenty of space for a table and seating for six or eight places, ideal for any occasion.

A generously-sized kitchen has a tiled floor and plenty of light from a window and an obscured glass door to the garden. There are granite-effect worktops on three sides, with tiled splashbacks and a range of fitted base, drawer and wall units providing ample cupboard space, in a light wood-effect. There is a built-in double-oven, a separate induction hob, a one and a half-bowl stainless-steel sink with a mixer tap beneath the window, floor space for an upright fridge/freezer, and space with plumbing beneath the worktop for a washing machine.

The master bedroom is a spacious double filled with light from a wide window to the front. It has a built-in cupboard and an en suite shower room which is fully tiled, containing a shower, a pedestal basin, a WC and a chrome heated towel rail. There are two further bedrooms, both doubles, one with a small bay window to the front and the other currently used as a study, ideal for those working from home. The family bathroom has a tiled floor and part-tiled walls containing a bath, with a shower and glass screen above, a pedestal basin and a WC, all in cream with a medicine cabinet that has feature lighting and a mirror door. A hatch in the hallway ceiling provides access to the loft space where there is a drop-down ladder for convenience and partial boarding providing plenty of additional storage.

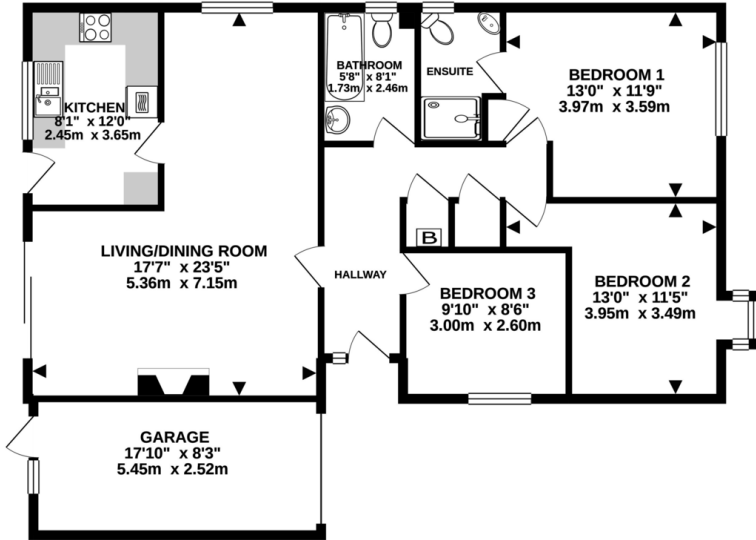
The property is also very energy-efficient having an air source heat pump which provides environmentally friendly central heating, along with a large array of photovoltaic panels on the roof which generate electricity, reducing the running costs of the property.

Outside, the garden is a generous size, private and fully enclosed making it safe for both children and pets. There is a large terrace of paving with steps up to a manicured lawn that has stepping-stone path to a further raised terrace of paving giving a choice of venues for entertaining, be it a fresco dining, a barbecue or sharing a bottle of wine with friends and family.

There is an outside tap for convenience, rock-edged beds well-stocked with all kinds of plants and shrubs, and the garden is bordered by a tall, neatly-trimmed hedge creating total privacy. A timber shed provides storage and a path leads to a gate to the front providing an alternative access. A door leads into the rear of the attached single garage which has lights and power, floorspace for white goods and an electric roller shutter door to the driveway.



GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) 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 fixtures, systems and appliances shown have not been located and no guarantee as to their operability or efficiency can be given.
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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

Late night pint of milk: Tesco Express 0.3 mile

Town centre: Bovey Tracey 0.2 mile

Supermarket: Co-op 0.5 mile/Tesco Express 0.3 mile

Newton Abbot: 8.4 miles

Exeter: 14.8 miles

Relaxing

Beach: Teignmouth 10.5 miles

Park: 0.5 mile

Tennis court, swimming pool, bowls and cricket: 1 mile

Community Hall: 1 mile

Stover Golf Club: 3.8 miles

Travel

Bus stop: Coombe Close 0.1 mile

Train station: Newton Abbot 8.1 miles

Main travel link: A38 2.7 miles

Airport: Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 8.2 miles (school bus)

Please check Google maps for exact distances and travel times. **Property**
postcode: TQ13 9JD

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how to get there...

From the office in Bovey Tracey turn into Le Molay-Littry Way and take the sixth turning on the left into Newbury Drive and a little further on turn left into Coombe Close. Continue, bearing left through the Close and at the end turn right into St Pauls Close where the property is on the left.

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