



A charming, semi-detached, three bedroom property located in Bovey Tracey with an enclosed garden, garage and parking.

2 Moor Lane | Bovey Tracey | TQ13 9YE





PROPERTY TYPE

Semi-detached house



SIZE

1,291 sq ft



LOCATION

Town



AGE

Edwardian (1901 - 1910)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas central heating



PARKING

Garage and off road parking



OUTSIDE SPACE

Endosed garden



EPC RATING

60 (D)



COUNCIL TAX BAND

C



### in a nutshell...

- Walking distance to amenities
- Conservatory/porch
- Spacious and modern kitchen/diner
- Downstairs cloakroom
- Generous sized living room
- Three double bedrooms
- Low maintenance garden
- Garage and off road parking
- Popular location





## the details...

A spacious semi-detached family home with three double-bedrooms, a garage and parking and an enclosed rear garden, walking distance from the shops and amenities in the popular town of Bovey Tracey.

Double gates provide access onto a driveway of gravel and hardstanding where there is parking for four cars and a paved path leads through a gate and into the enclosed garden where the preferred entrance is found, at the side of the property. Inside, it is well-presented with light and neutral decor throughout and feels warm and welcoming with gas central heating and double glazing.

A conservatory/porch has patio doors to the front garden and leads through the front door into the entrance hall which has a tiled floor and a turning staircase to the first floor with a storage area beneath. A door leads into a good size kitchen/breakfast room which has a durable wood-effect laminate floor and a modern fitted kitchen with beautiful solid-granite worktops on two sides, a double ceramic sink with mixer tap beneath a window to the rear, and a range of light grey fitted base, drawer and wall units providing ample cupboard space, complete with under-cabinet LED feature lighting. There are two built-in Neff fan-ovens and a warming drawer beneath, a separate induction hob with a glass splashback and stainless-steel extractor hood above, an integrated fridge/freezer and dishwasher, and a solid-oak breakfast bar, perfect for casual dining.

A small lobby has a backdoor and a tiled floor which continues into a convenient ground floor cloakroom with a WC, basin and heated towel. Opposite is a storage area for pots and pans behind a curtain and the kitchen/breakfast room flows through an archway into a dining area which has plenty of light from sliding patio doors to the front garden.

A door leads from the hallway into a spacious living room which is carpeted and filled with light from dual-aspect windows to the front and rear. A stone fireplace, with an inset wood burning stove, makes a nice feature and focal point for the room; wonderful with a roaring fire on a dark winter night.

Upstairs, the master bedroom is a spacious double with dual-aspect windows offering views over town rooftops to the countryside beyond. It also has a built-in airing cupboard with an insulated hot water cylinder and slatted shelving for linen. There are two further light and airy bedrooms, both doubles, one with bare floorboards and the other with a wood effect vinyl floor and a wall of fitted wardrobes providing an abundance of clothes storage. This room is currently used as a dressing room and study, ideal for those working from home.

A family bathroom is modern and fully tiled containing a white suite comprising an L-bath with a shower and glass screen above, a vanity unit with a basin, storage beneath for toiletries and a hidden-cistern WC, and an illuminated wall mirror. The roomy landing has a hatch in the ceiling providing access to the loft space where there is plenty of additional storage.

Outside at the front, a terrace of paving leads along the front of the property beside a level lawn with well-stocked bed of flowers and shrubs, making a lovely venue for a picnic tea perhaps. A gate leads into the enclosed rear garden which is low maintenance with areas of hardstanding, paving and gravel, with a sunken sleeper-edged fishpond, a log store, an outside tap and a water butt harvesting rainwater; another private outside space ideal for alfresco dining, a barbecue, or sharing a bottle of wine with loved ones.

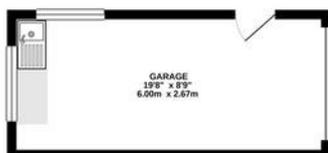
A door leads into the side of the detached single garage which has lights and power, an up and over door to the driveway, and a utility area with a sink and space with plumbing for a washing machine. At the rear of the garage there is an aluminium shed providing handy storage.

Agents Note: This property falls under the Three Year Devon Rule, prospective purchasers must have lived or worked in Devon for the last three consecutive years.



# the floorplan...

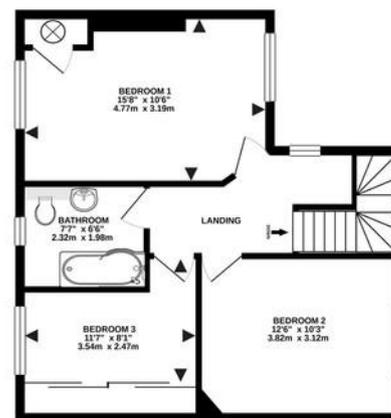
**GARAGE**  
172 sq.ft. (16.0 sq.m.) approx.



**GROUND FLOOR**  
587 sq.ft. (54.5 sq.m.) approx.



**1ST FLOOR**  
532 sq.ft. (49.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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 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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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 0.7 mile

Exeter: 16 miles

## Relaxing

Beach: Teignmouth 11.2 miles

Park, tennis courts, swimming pool: 0.4 mile

Haytor, Dartmoor: 4 miles

Stover Golf Club: 2.8 miles

## Travel

Bus stop: Ashburton Road 1 mile

Train station: Newton Abbot 6 miles

Main travel link: A38 2.5 miles

Airport: Exeter 19.7 miles

## Schools

Bovey Tracey Primary School: 0.6 mile

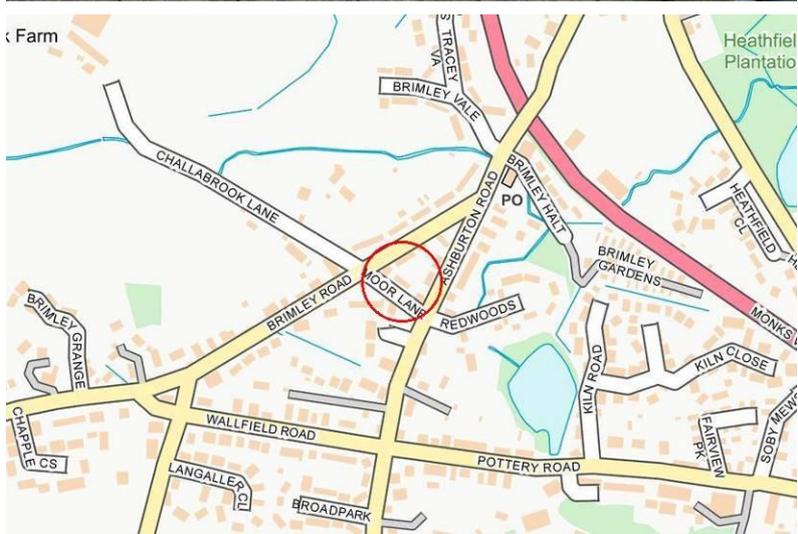
South Dartmoor Community College: 7 miles (school bus)

Please check Google maps for exact distances and travel times.

**Property postcode: TQ13 9YE**

## how to get there...

From the office in Bovey Tracey turn left into Station Road and opposite the Dolphin Hotel turn left into Newton Road. Just before the church, turn right onto Ashburton Road and continue for a short distance, over the road bridge. Take the right turning onto Brimley Road, eventually left onto Moor Lane where the property can be found on the left hand side.





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