



A modern, three bedroom, mid terrace house with a garage and an enclosed garden, in the sought after town of Bovey Tracey.

42 Templer Place | Bovey Tracey | TQ13 9GN





PROPERTY TYPE

Mid terraced house



SIZE

1,109 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas central heating



PARKING

Garage and allocated parking



OUTSIDE SPACE

Level low maintenance garden



EPC RATING

81



COUNCIL TAX BAND

C



in a nutshell...

- Garage
- Enclosed garden
- Tarmac driveway
- Neutral décor throughout
- Ground floor cloakroom
- Good sized kitchen
- Ample storage
- Spacious and light rooms
- Outside tap



the details...

A modern mid-terraced family home with three double-bedrooms, a garage and enclosed rear garden in a quiet position, in the sought-after town of Bovey Tracey.

A paved path leads to the front entrance beneath a storm porch and beside a low-maintenance front garden with decorative shingle and hardy shrubs. A tarmac driveway provides parking for one car in front of the garage with additional parking on-road nearby if required.

Inside, it is well-presented with neutral and stylish décor, white doors, skirtings and architraves and feels warm with gas central heating and double glazing throughout. The entrance hallway has a beautiful porcelain-tiled floor, giving a luxurious feel, a carpeted staircase rising to the first floor with a cupboard and a pull-out storage solution beneath and a convenient ground-floor cloakroom with part-tiled walls containing a WC and a pedestal basin in white.

The elegant flooring continues into a good-sized kitchen which has plenty of worktop space along two sides and a range of modern fitted units in white with matching wall-cabinets, providing ample cupboard space. There is a built-in fan-oven with a halogen hob and integral extractor hood above, floor space for upright fridge/freezer, space beneath the worktops for a washing machine and a dishwasher and a condensing combi-boiler hidden within a wall cabinet, provides the heating and hot water on demand.

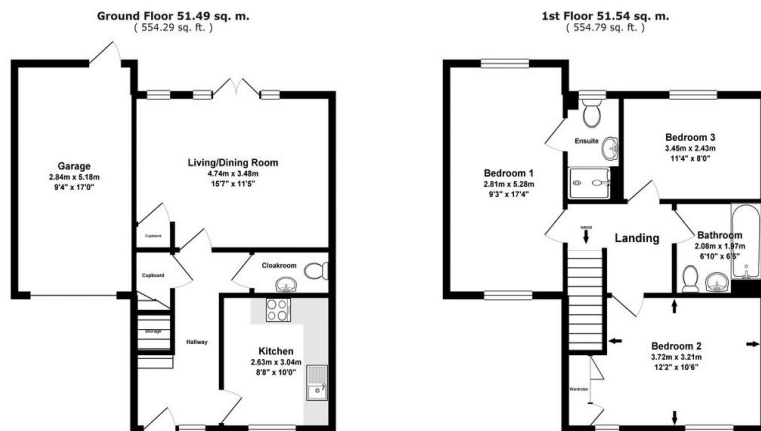
A decent-sized living/dining room has dark, wood effect laminate flooring and a built-in cupboard for storage. There is plenty of light from windows and French doors to the garden along with space for a dining table and seating four or six around a table, ideal for any occasion.

Upstairs, the master bedroom is a spacious double filled with light from windows to the front and rear. It has a stylish papered feature wall and an en suite shower room with a durable tile-effect vinyl floor containing a shower, a pedestal basin, a WC and a chrome heated towel rail with matching stylish tiling above the shower and basin and windowsill. A hatch in the bedroom ceiling provides access to a loft space where there is plenty of additional light storage.

There are two further bedrooms, a spacious and light double with a built-in wardrobe and a stylish papered feature wall and a smaller double with a papered feature wall currently used as a study, perfect for those working from home. The family bathroom has a tile-effect vinyl floor and part-tiled walls containing a modern suite with a bath, a shower and glass screen above, a pedestal basin and a WC all in white. The landing also has a hatch in the ceiling providing access to the second loft space where there is more light storage space.

Outside, the rear garden is surprisingly spacious and is fully-enclosed making it safe for both children and pets. A paved patio and a healthy level lawn create a lovely venue for entertaining guests be it a family barbecue or alfresco dining and south east facing it enjoys long hours of summer sunshine.

There is an outside tap for convenience and a door leads into the rear of the garage which has lights and power and an up and over door.



TOTAL FLOOR AREA: 103.04 sq. m. (1109.08 sq. ft.) 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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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 pick up of milk: Co-Operative Garage, end of the road

Town Centre: Bovey Tracey 1.6 miles

Supermarket: Bovey Tracey 1.6 miles

Exeter: 16.3 miles

Relaxing

Beach: Teignmouth 11.4 miles

Park: Bovey Tracey 0.5 miles - Including swimming pool, park, playground, tennis and cricket

Golf: Stover 2.1 miles

Travel

Bus stop: End of the road

Train station: Newton Abbot 5.3 miles

Main travel link: A38 Drumbridges 0.5 miles

Exeter Airport: 19.4 miles

Schools

Primary: Bovey Tracey Primary School 1.4 miles

Secondary: South Dartmoor Community College 6.6 miles

Private: Stover School 2.5 miles

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

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Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD



how to get there...

From the Complete Office in Bovey Tracey turn left and continue into Station Road, turning left into Newton Road, opposite the Dolphin Hotel. Proceed to the roundabout, take the second exit and then turn immediately right into Templar Place. Take the second left and the property can be found in front of you.

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