



A substantial, modern, detached family home with six bedrooms, three en-suites, including one on the ground floor, an integral garage, ample parking, solar photovoltaic panels, and an enclosed rear garden, in a convenient location

6 Brook Close | Bovey Tracey | TQ13 9SB



thoroughly good property agents



PROPERTY TYPE

Detached House
Freehold



SIZE

2055 sq. ft



LOCATION

Town



AGE

Modern



BEDROOMS

6



RECEPTION ROOMS

2



BATHROOMS

4



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Large Garden



EPC RATING

91 (B)



COUNCIL TAX BAND

E



in a nutshell...

- Bedroom on ground floor
- Three en-suite bedrooms
- Sitting room with doors to garden
- Kitchen/breakfast room
- Garage
- Parking
- Delightful enclosed rear garden
- Easy level walk to shops, cafes etc





the details...

New to the market is this substantial, modern, detached family home with six bedrooms, three en-suites, including one on the ground floor, an integral garage, ample parking, solar photovoltaic panels, and an enclosed rear garden, in a convenient location, a level walk from the shops, parks and amenities in the popular moorland town of Bovey Tracey.

Arranged over three floors, this fabulous property offers spacious and versatile accommodation ideal for a family, is well-presented with light and neutral décor, and feels warm and welcoming with gas central heating and double glazing throughout.

On the ground floor an entrance hallway has oak flooring, a convenient ground floor cloakroom with a WC and basin, a staircase to the first floor with a cupboard beneath, and a door into the side of the integral single garage which has lights and power, a workshop area at the rear, a remote controlled, folding, up and over door for convenience, a condensing system boiler the central heating and hot water, and it also houses the inverter for the large array of photovoltaic panels on the roof which generate electricity and massively reduce running costs of the property. Technology is also installed that manages the generated electricity, diverting it into an electric vehicle (EV) charging point and into the hot water system when required.

A good-sized, light and airy living room has French doors and a window to the rear garden, and an elegant fireplace is fitted with a living-flame gas fire, making a nice feature and focal point for the room. A generously sized kitchen/dining room has a durable vinyl floor and a convenient door to the rear garden, with a modern fitted kitchen that has loads of worktop and cupboard space complete with tiled splashbacks and under-cabinet feature lighting. It has a built-in fan oven, a gas hob with a stainless-steel filter hood above, a composite sink with a mixer tap beneath the window, floor space for an upright fridge/freezer, and space with plumbing beneath the worktops for a washing machine, tumble dryer and dishwasher. The dining area has a built-in cupboard and plenty of space for a table of seating for six or eight places, ideal for a family celebration or a dinner party. Completing the ground floor accommodation is a spacious double bedroom with built in storage and an en-suite shower room, ideal for an elderly family member.

Upstairs, on the first floor there are four bedrooms, one with an en-suite shower room, a family bathroom, and on the landing and an airing cupboard containing an unvented hot water cylinder providing mains pressure hot water. One of the bedrooms is currently used as a study, perfect for those working from home.

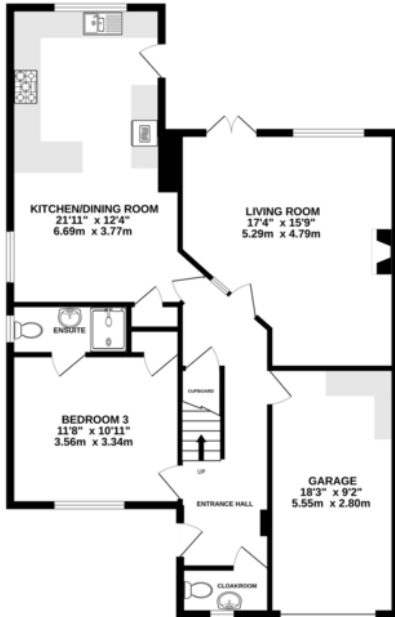
On the top floor is the master bedroom suite, comprising of a superb, spacious double with two skylights filling the room with light and offering fabulous views over the town and countryside, and an en-suite shower room containing a double shower, a vanity unit, a WC and a chrome heated towel rail with natural light from a skylight. There are eaves cupboards providing plenty of storage and hatches on either side allowing access to boarded eaves storage areas.

Outside, the rear garden is a good size, private, fully enclosed making it safe for both children and pets, and SSE facing it enjoys plenty of summer sunshine. There is a beautiful, paved patio great for entertaining be it a barbecue or alfresco dining, a level, triangular lawn, a shed for storage, and it is bordered by neat hedges, and beautiful Oak and Hawthorn trees. There are paths down each side of the property with gates to the front providing alternative access to the tarmac.

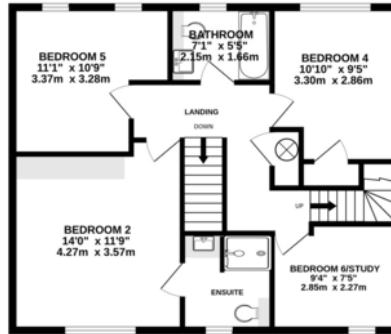


the floorplan...

GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (190.9 sq.m.) approx.

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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. 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 and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Co Op 0.1 mile

Town centre: Bovey Tracey 0.4 mile

Supermarket: Asda (Newton Abbot) 5.5 miles

Exeter: 18.1 miles

Relaxing

Beach: Teignmouth 10.8 miles

Park: Stover Country Park 2.5 miles

Travel

Bus stop: (Dolphin Square) 0.1 mile

Train station: Newton Abbot 6.1 miles

Airport: Exeter 17.9 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.8 miles

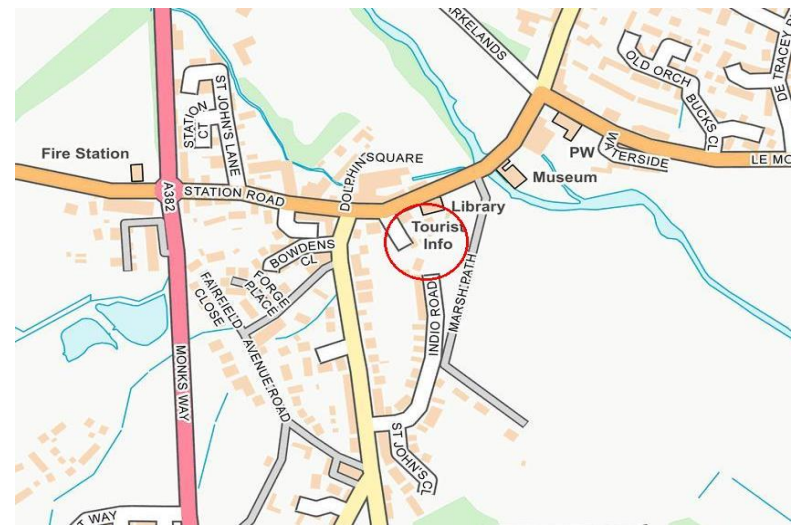
Stover: 3.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9SB

how to get there...

From the office in Bovey Tracey turn down into Station Road and just before the Brookside Cafe turn left into Brook Close where the property can be found on the right.





Need a more complete picture? Get in touch with your local branch...

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