



A detached bungalow with two bedrooms, conservatory, garage, front garden, ample parking, and an enclosed rear garden, set in a quiet cul-de-sac location, a short walk from the shops and amenities in the popular town of Bovey Tracey.

6 St. Pauls Close | Bovey Tracey | TQ13 9JD





PROPERTY TYPE
Detached Bungalow



SIZE
884 sq ft



LOCATION
Bovey Tracey



AGE
1980s to 1990s



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage



OUTSIDE SPACE
Garden



EPC RATING
67 D



COUNCIL TAX BAND
D



in a nutshell...

- Sitting Room and Dining Room
- Kitchen
- Cloakroom
- Conservatory
- 2 Bedrooms
- Bathroom
- Garage and Parking
- Lovely enclosed Rear Garden
- NO ONWARD CHAIN





the details...

Inside, it is nicely presented, though the decor is somewhat dated and would benefit from modernisation, it feels warm with gas central heating and recent double glazing throughout.

The accommodation briefly comprises, an entrance hallway with access to a convenient cloakroom. The good size living room is filled with natural light from a wide window to the front, a living-flame gas fire that makes a pleasing feature and focal point for the room and an opening to the dining room, perfect for any occasion. The kitchen has plenty of worktop and cupboard space with tiled splashbacks, space for a cooker, an alcove for an upright fridge/freezer, space with plumbing for a washing machine, a wall-mounted condensing boiler which serves the central heating and hot water systems and a back door which provides access to the conservatory. This room has patio doors to the garden and gives a wonderful view of the garden and the surrounding Devon countryside. There are two bedrooms, an excellent L-shaped double and a small double. The hallway has a handy storage cupboard and an airing cupboard with an insulated hot water cylinder, and slatted shelving for linen. Completing the accommodation is a bathroom fitted with a bath with a shower over, WC and a pedestal basin.

Outside, the rear garden is charming and is fully enclosed, making it safe for both children and pets. A paved patio is a lovely area for alfresco dining or a barbecue. There is a lawn bordered by well stocked beds of plants, shrubs, and ornamental trees, and a path leads up the side of the property, where there is a gate to the front, and a door leading into the single garage. The garage is fitted with lights, power and an up and over door leading to the block-paved driveway that provides additional parking for at least three cars, beside a healthy front lawn with herbaceous borders.

Tenure: Freehold

Council Tax Band: D

Services: Main water, sewerage, electricity, main gas central heating

Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.



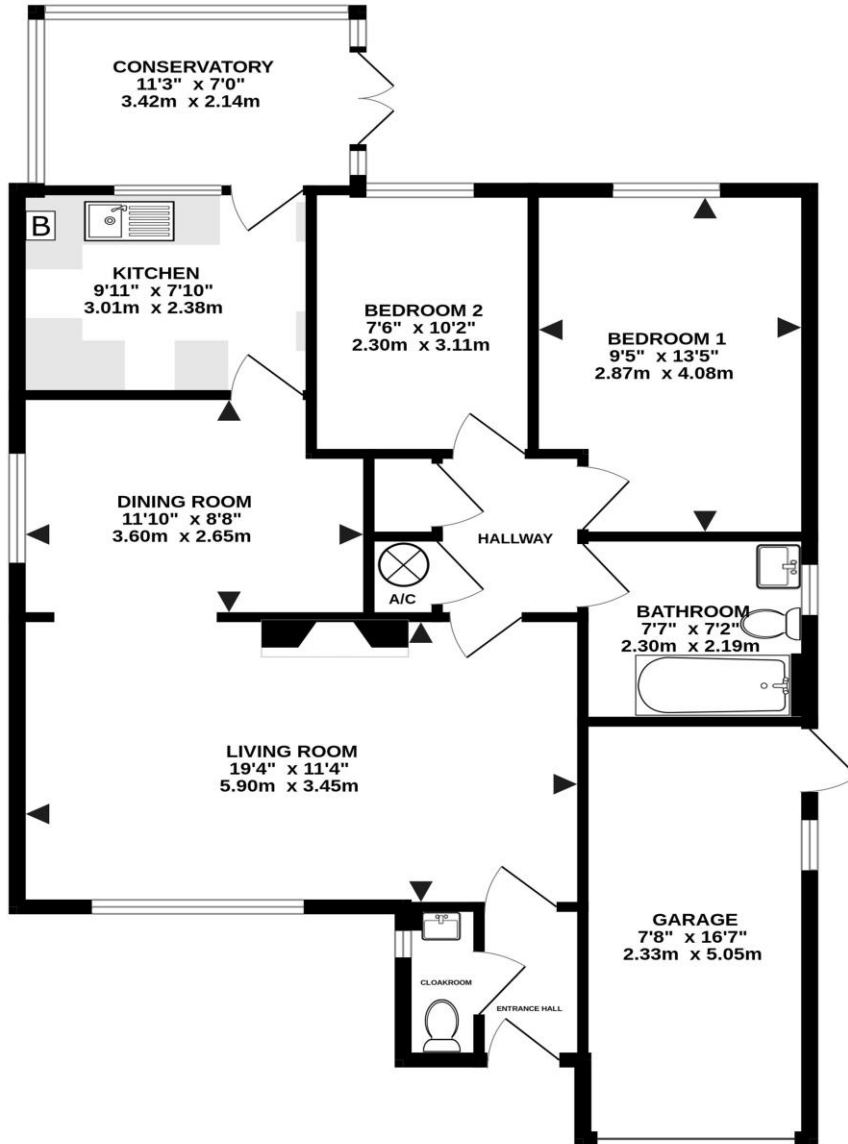
What the vendor liked most

Sitting in the conservatory enjoying the tranquil view over her garden



GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.

the floorplan...



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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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 and in Exeter, which is also the location of the nearest Airport.

Shopping

Late night pint of milk: Tesco Express 0.5 miles

Town Centre: Bovey Tracey 0.5 miles

Supermarket: Tesco 5.8 miles

Exeter: 14.6 miles

Relaxing

Beach: Teignmouth 10 miles

Tennis court, swimming pool, cricket: 0.25 miles

Stover Golf Club: 1.25 miles

Haytor, Dartmoor: 4.8 miles

Travel

Bus stop: Le Moly-Littry Way 0.1 miles

Train station: Newton Abbot 7 miles

Main travel link: A38 2 miles

Airport: Exeter 18.2 miles

Schools

Bovey Tracey Primary School: 0.7 mile

South Dartmoor Community College: 8.4 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9JD

how to get there...

From the Complete Office in Bovey Tracey turn into Le Moly-Littry Way and continue on this road, taking the sixth turning on the left into Newbury Drive and proceed into Drake Road, then Coombe Close, turning left into Becket Road. Follow the road around to the left to the end of the road then take the right turn into St. Pauls Close where the property can be found on the right hand side.





Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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