



This link-detached two bedroom bungalow is located in a popular residential area with footpaths leading to the town centre, set in a pretty and enclosed garden to the rear, which offers a tranquil backdrop to this lovely home.

35 Coombe Close | Bovey Tracey | TQ13 9ER



thoroughly good property agents



PROPERTY TYPE
Bungalow



SIZE
971 sq ft



LOCATION
Town
Bovey Tracey



AGE
1960's



BEDROOMS
2



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
Gas Central Heating



PARKING
Garage, Off Road Parking



OUTSIDE SPACE
Garden, Conservatory



EPC RATING
57 D



COUNCIL TAX BAND
C



in a nutshell...

- Kitchen
- Sitting/Dining Room
- Conservatory
- 2 Double Bedrooms
- Bathroom
- Garage
- Parking
- Enclosed Cottage Style Gardens
- Gas Central Heating and Double Glazing





the details...

A partially glazed door leads into the entrance hall with space for coats and shoes and a door into the sitting/dining room. This spacious room has a window to the front and glazed panel giving light from the hallway. A particular feature of the room is the wood burning stove, ideal for those wintery days, a door into the inner hall and French doors leading out into the conservatory, which in turn benefits from patio doors to the rear garden. The kitchen is fitted with a range of wall and base units, with an inset sink and drainer, spaces for an undercounter fridge, washing machine and gas cooker and a window and door to the front of the property.

There are two double bedrooms, the principal bedroom being dual aspect, offering delightful views towards Dartmoor. Completing the accommodation is the bathroom fitted with a panelled bath with shower over, low level w.c., vanity unit housing a hand basin, towel rail and obscure glazed window.

Outside the property benefits from a single garage with an up and over door, power and light are connected and a pedestrian door leads to the rear. There is parking in front of the garage for two cars and a delightful enclosed garden to the side of the driveway which has been planted with a profusion of mature plants and shrubs giving a pretty cottage garden frontage to the bungalow. To the rear is a further enclosed garden again planted with a mass of flowering shrubs and plants, a superb place to sit and enjoy the tranquility of the surroundings or enjoy the a drink or meal with family and friends.

Tenure: Freehold

Council Tax Band: C

Services: Mains Water, Drainage, Electricity and Gas
Broadband and Mobile Signal - Please visit
<https://checker.ofcom.org.uk> for availability.



what the owner loves most...

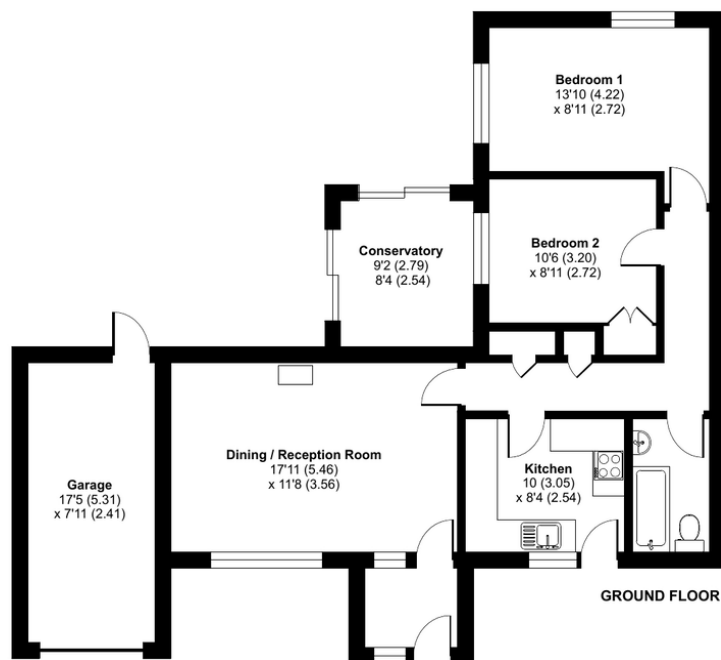
My garden gives me so much pleasure, to sit and enjoy the tranquility is such a joy



Coombe Close, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhcom 2023. Produced for Ashlons Complete (Complete Property). REF: 1148602



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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 Town Centre: Bovey Tracey 0.7 mile

Supermarket: Co-op 0.6 mile

Tesco Express 0.5 mile

Newton Abbot: 8.3 miles

Exeter: 14.7 miles

Relaxing

Beach: Teignmouth 10.5 miles

Park: 0.6 metres

Tennis court, dog walk, cycle route: 400 metres

Stover Golf Club: 3.7 miles

Travel

Bus stop: Off Coombe Close

Train station: Newton Abbot 8 miles

Main travel link: A38 2.7 miles

Airport: Exeter 17.9 miles

Schools Bovey Tracey Primary School: 0.6 mile

South Dartmoor Community College: 8.2 miles (school bus)

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

how to get there...

From the Complete Office turn into Le Molay-Littry Way and take the sixth turning on the left into Newbury Drive. Follow the road into Drake Road and then Coombe Close where the property can be found on the left hand side, identified by the Complete For Sale Board.





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

Tel [01626 832 300](tel:01626832300)
Email bovey@completeproperty.co.uk
Web completeproperty.co.uk

Complete
Emlyn House
Fore Street
Bovey Tracey
TQ13 9AD

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