



A light and spacious three bedroom detached family home just over a year old set in this popular residential site on the edge of Bovey Tracey with easy access to local facilities.

28 Carpenter Drive | Bovey Tracey | TQ13 9TU



thoroughly good property agents



PROPERTY TYPE

House



SIZE

942 sq ft



LOCATION

Bovey Tracey



AGE

2023



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Garden, Patio



EPC RATING

82 B



COUNCIL TAX BAND

D



### in a nutshell...

- Triple aspect Sitting Room
- Cloakroom
- Kitchen/Dining Room
- Principle Bedroom with Ensuite
- Two further Bedrooms
- Family Bathroom
- Allocated Parking for 2 cars
- Beautiful, enclosed landscaped Gardens
- Still within 10 year NHBC Warranty





## the details...

On entering the spacious hallway, you immediately realize how light and airy this beautiful home is, with stairs rising to the first floor, under stairs storage cupboard, doors to sitting room, kitchen/dining room and cloakroom, comprising hand basin and w.c. Grey Karndean flooring runs throughout the ground floor. The kitchen/dining room is fitted with a range of gloss dove grey wall and base units with concrete effect worktops, incorporating a one and half bowl stainless steel sink with mixer tap over, an inset double oven with induction hob and extractor hood above, integral fridge/freezer and washing machine. A space can be created for a dishwasher. The dining area is a generous size, allowing space to fit a table and chairs to accommodate family and friends, with patio doors leading out into the garden. The triple aspect sitting room is a wonderful area to relax and enjoy a cozy evening, with windows to the front, side and patio doors again leading out into the garden.

On the first floor you will find the airing cupboard, where the gas boiler is located which serves the heating and hot water. There are three double bedrooms, the principal having an ensuite shower room and completing the accommodation is the family bathroom, comprising paneled bath with shower over, shower screen, wall mounted and basin, w.c. and heated towel rail.

Outside the rear enclosed garden has been thoughtfully and beautifully landscaped, creating a patio seating area to soak up the sunshine. Beds of shrubs and plants have been carefully placed, which have been planted with thought and flair, providing an array of colour throughout the year. A gate at the bottom of the garden leads to the two allocated parking spaces.

On completion of the development, a management fee will be payable (estimated to be £200P/A)

Tenure: Freehold

Council Tax Band: D

Services: Mains Electricity, Gas, Water and Sewerage

Broadband and mobile signal – Please visit

<https://checker.ofcom.org.uk> for availability

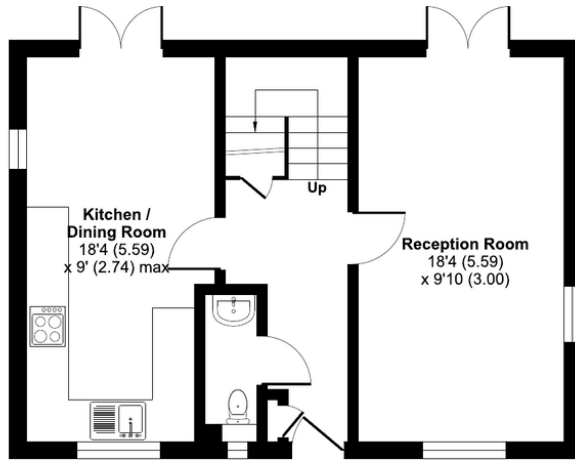


# the floorplan...

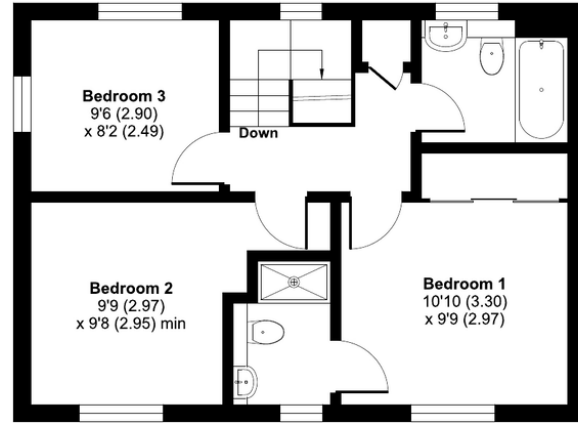
## Carpenter Drive, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Ashtons Complete (Complete Property). REF: 1206400



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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: Co-op Food	0.6 miles
Supermarket: Tesco	6.1 miles
Exeter:	17.1 miles

### Relaxing

Beach: Teignmouth	11.1 miles
Tennis court, swimming pool, cricket:	1.2 miles
Stover Golf Club:	2.7 miles
Haytor, Dartmoor:	4.2 miles

### Travel

Bus stop:	0.5 miles
Train station: Newton Abbot	6.1 miles
Main travel link: A38	2.2 miles
Airport: Exeter	19.1 miles

### Schools

Bovey Tracey Primary School:	0.9 miles
Teign School:	5.8 miles
South Dartmoor Community College:(school bus)	7.8 miles

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

## how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road to the roundabout. Take the first exit and second right into Longston Cross. Take the first turning on the right and continue over the bridge into Carpenter Drive and the property can be found on the right hand side.





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

Tel **01626 832 300**  
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