



Enjoy breathtaking views from this superb three bedroom bungalow offering spacious, light and airy accommodation with two ensuite bedrooms, delightful private garden to the rear, garage and parking, located on the outskirts of Bovey Tracey.

28 Staddons View | Bovey Tracey | TQ13 9HN

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Bungalow



SIZE  
1,354 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
Gas Central Heating



PARKING  
Garage



OUTSIDE SPACE  
Garden, Balcony



EPC RATING  
65 D



COUNCIL TAX BAND  
D



### in a nutshell...

- Double aspect Living/Dining Room
- Modern and elegant Kitchen
- Utility with W.C
- Principal Bedroom Suite with Veranda
- Guest Bedroom with Ensuite
- Further Bedroom/Study
- Garage and ample Parking
- Beautiful landscaped Gardens
- Stunning far reaching Views







## the details...

This beautifully presented home feels warm and welcoming with natural décor and oak-effect floor mainly throughout. A utility/cloakroom room is fitted with storage, worktops incorporating a circular sink and spaces for a washing machine, tumble dryer and a w.c. The sizeable kitchen is fitted with a range of cream fronted wall and base units with granite worktops over, incorporating a sink unit with mixer tap above. Integral appliances include a double oven, induction hob and extractor hood over, dishwasher, fridge and freezer. The wonderful living room is filled with natural light from a large picture window offering stunning far reaching countryside views and a contemporary inset living flame gas fire makes a lovely focal point. This room flows through into the dining room, which has plenty of room for a table and chairs, a lovely space to entertain family and friends, whilst enjoying delightful views over the rear garden.

The superb principal bedroom is exceptionally spacious with a dressing room providing an abundance of storage, has a large window to the front and patio doors leading out to the veranda, a delightful sheltered place to enjoy the tranquil surroundings and views. There is an ensuite wet room containing a spacious shower area, a vanity hand basin, a hidden-cistern WC, storage for toiletries and heated towel rail. The second bedroom is also a good sized double with an ensuite comprising a bath with shower and glass screen over, pedestal basin and low level w.c. The third bedroom is currently used as a study.

The tarmac drive offers plenty of parking space in front of the garage, which is fitted with power, lights and a pedestrian door to the garden. There is also an area of 'grass-crete' providing additional parking or turning area. The garden to the rear offers total privacy and has been beautifully landscaped, providing terraces planted with a profusion of mature plants, flowers and shrubs offering all year round colour and interest. There are paved seating areas from which to enjoy the garden, views and of course, to entertain family and friends. There is an area of gently sloping lawn with an apple tree and steps lead up to a potting shed. This really is a superb home and viewing is most highly recommended to appreciate its full merits.

Tenure: Freehold

Mains Services: Gas, Electricity, Water and Drainage

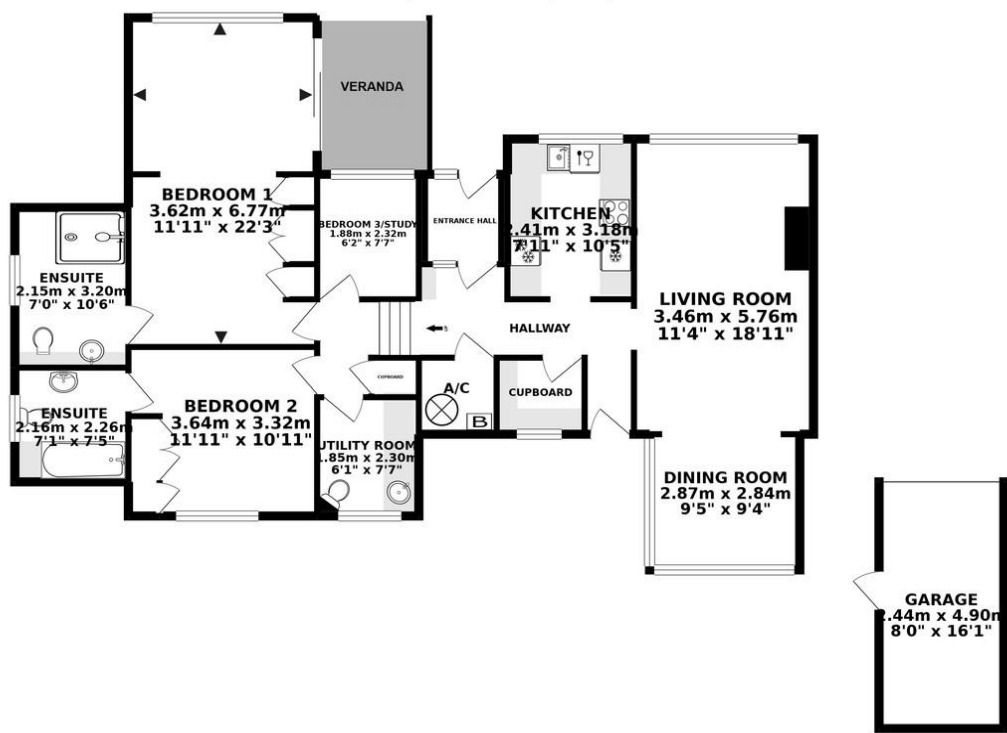
Broadband and Mobile Signal - Please visit <https://checker.ofcom.org.uk> for availability.





the floorplan...

GROUND FLOOR 125.79 sq. m.  
( 1354.03 sq. ft. )



TOTAL FLOOR AREA : 125.79 sq. m. ( 1354.03 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.  
Made with Metropix ©2019



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.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.





## 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: 0.4 mile  
Town centre: Bovey Tracey: 0.4 mile  
Supermarket: Co-op 0.6 mile and Lidl: 1miles  
Exeter: 16.2 miles

### Relaxing

Beach: Teignmouth 11.2 miles  
Park: Mill Marsh Park 0.6 mile  
Swimming pool: 1 mile  
Bovey Tracey Golf Centre: 0.5 mile

### Travel

Bus stop: 0.4 mile  
Train station: Newton Abbot 7.1 miles  
Main travel link: A38 3.1 miles  
Airport: Exeter 20.7 miles

### Schools

Bovey Tracey Primary School: 0.5 mile  
South Dartmoor Community College: 8.8 miles (school bus)  
Stover School: 4.2 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9HN

## how to get there...

From the A38 take the Drumbridges exit and follow the signs for Bovey Tracey. At the first roundabout take the second exit, signposted Mortonhampstead and continue to the second roundabout, again taking the second exit towards Lustleigh/Mortonhampstead. Take the first turning on the right onto Mortonhampstead Road, proceed on this road and take the turning on the right into Crokers Meadow. Take the next right into Staddons View and continue to the top of the hill where 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  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

**complete.**