



Located just a short walk from the heart of town, this beautifully maintained two-bedroom home must be seen to be fully appreciated. Set within exquisite, private gardens, the property offers exceptional living space, off-road parking, and an integral garage.

9 Indio Road | Bovey Tracey | TQ13 9BT

complete.

thoroughly good property agents



PROPERTY TYPE

House



SIZE

1,242 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

58 D



COUNCIL TAX BAND

E



in a nutshell...

- Sitting Room
- Sep Dining Room
- Kitchen
- Utility Room
- Ground Floor Shower Room
- Master Bedroom with Ensuite
- Second double Bedroom
- Dressing Room/Study
- Integral Garage and Parking
- Beautiful private Gardens





the details...

Step through the welcoming entrance hall, which leads to a stylish shower room featuring a walk-in shower, vanity unit with inset basin, close-coupled WC, and heated towel rail. The contemporary kitchen is fitted with sleek white wall and base units, dark worktops, a 1.5 bowl sink with mixer tap, an integrated oven with gas hob with extractor above, and designated spaces for both a dishwasher and fridge/freezer. A large opening flows into the spacious utility room, complete with additional units, worktops, a second sink, space for a washing machine, a further appliance and access to both the garden and the integral garage. The garage is fully equipped with power, lighting, and an electric door. The dual-aspect lounge/diner is a standout feature – flooded with natural light from a large front window and patio doors that open directly onto the rear garden. An attractive inset gas fire adds a warm focal point, and the generous dining area easily accommodates a full-size table – perfect for hosting friends and family.

Upstairs, the landing includes built-in shelving and storage and leads to two spacious bedrooms. The light-filled principal bedroom boasts far-reaching views to the front and an en-suite bathroom with a bath, mixer tap, WC, wall-mounted basin, storage, display shelving, and a heated towel rail. The second double bedroom includes an adjoining dressing area, currently used as a home office – ideal for remote working.

The gardens are truly something special. The front garden features mature planting and a driveway in front of the garage. The rear garden is a private oasis, with a mix of patio areas, lush lawn, well-stocked borders, and an abundance of established plants and trees. A charming pathway leads to a dedicated fruit and vegetable plot with raised beds – perfect for keen gardeners or those wishing to grow their own produce.

This home offers the ideal blend of comfort, space, and peaceful surroundings – a rare opportunity not to be missed.

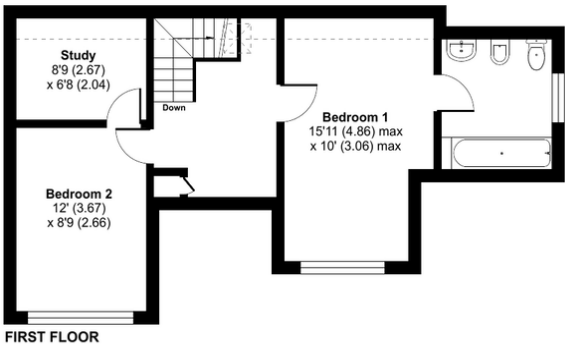
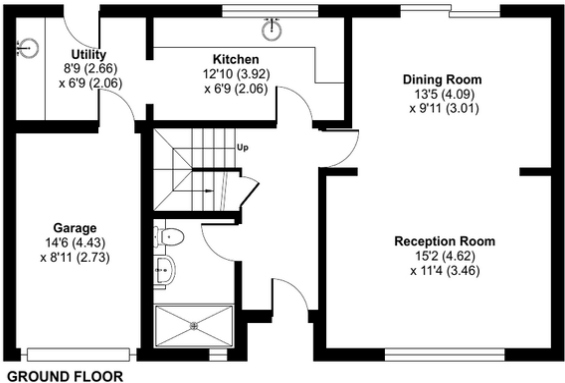


Indio Road, Bovey Tracey, Newton Abbot, TQ13



Denotes restricted
head height

Approximate Area = 1084 sq ft / 100.7 sq m
Limited Use Area(s) = 39 sq ft / 3.6 sq m
Garage = 119 sq ft / 11 sq m
Total = 1242 sq ft / 115.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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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 0.2 mile

Town centre: Bovey Tracey 0.5 mile

Supermarket: Lidl 0.6 mile

Exeter: 17.5 miles

Relaxing

Beach: Teignmouth 11 miles

Park: Mill Marsh Park 0.4 miles

Sports Ground/Swimming Pool 0.2 miles

Golf: Bovey Tracey 0.4 miles

Travel

Bus stop: (Bovey Bridge) 0.2 mile

Train station: Newton Abbot 5.8 miles

Airport: Exeter 18.5 miles

Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 6.8 miles

Stover: 3.3 miles

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

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and take the second left hand turn, opposite The Dolphin, into Newton Road. Take the first turning on the left into Indio Road and continue keeping left where the property can be found on the left.





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

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