



A beautifully presented and spacious five-bedroom family home, perfect for growing families and professionals alike. Boasting a generous home office, double garage, ample off-street parking, and a larger-than-average garden, this property combines style, comfort, and functionality.

16 Ferguson Avenue | Bovey Tracey | TQ13 9LT

**complete.**

thoroughly good property agents



PROPERTY TYPE

House



SIZE

2,317 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

4



Gas Central Heating  
Underfloor heating on  
ground floor



PARKING

Double Garage, Off Road  
Parking



OUTSIDE SPACE

Garden



EPC RATING

85B



COUNCIL TAX BAND

F



### in a nutshell...

- Sitting Room
- Study
- Spacious Kitchen/Dining Room
- Cloakroom
- Principal Bedroom, Dressing Room and Ensuite
- Guest Suite
- 3 Further Double Bedrooms, 2 having Ensuite
- Family Bathroom
- Double Garage & ample Parking
- Large enclosed rear Garden







## the details...

From the moment you step inside, it's clear this home has been lovingly maintained and thoughtfully designed to offer a warm and welcoming atmosphere. The entrance hall provides access to a cloakroom with a WC and vanity basin and a bright, airy study offers an ideal space for home working. The sitting room benefits from abundant natural light through a charming box bay window. The upgraded kitchen/dining room is both elegant and practical, fitted with stylish wall and base units topped with quartz worktops. Integrated appliances include an induction hob with extractor, double oven, warming drawer, microwave, dishwasher, and fridge/freezer. The spacious dining area, with bifold doors opening to the garden, is perfect for entertaining family and friends. A separate utility room complements the kitchen, featuring matching units, integrated washing machine and tumble dryer, and a wall-mounted gas boiler. A side door provides convenient access to the driveway.

Upstairs, the first floor features a generous landing with stairs to the second floor and access to three double bedrooms. The principal bedroom includes a dressing room and a private en-suite with a large shower, vanity basin, WC, and heated towel rail. A modern family bathroom on this level includes a panelled bath with overhead shower, screen, vanity basin, WC, and heated towel rail.

The second floor offers two additional double bedrooms, each with its own en-suite shower room, complete with walk-in shower, vanity basin, WC, and heated towel rail.

Outside, the front garden is tastefully landscaped with shrubs and lawn, leading around to the rear. The double garage, equipped with electric doors, power, and lighting, provides excellent storage, parking and workshop space. In front, a paved driveway accommodates up to four additional vehicles. The rear garden is fully enclosed and thoughtfully designed for ease of maintenance, featuring a well-kept lawn and a spacious porcelain tiled patio-ideal for alfresco dining and enjoying the tranquillity of this peaceful setting.



## Ferguson Avenue, Bovey Tracey, Newton Abbot, TQ13

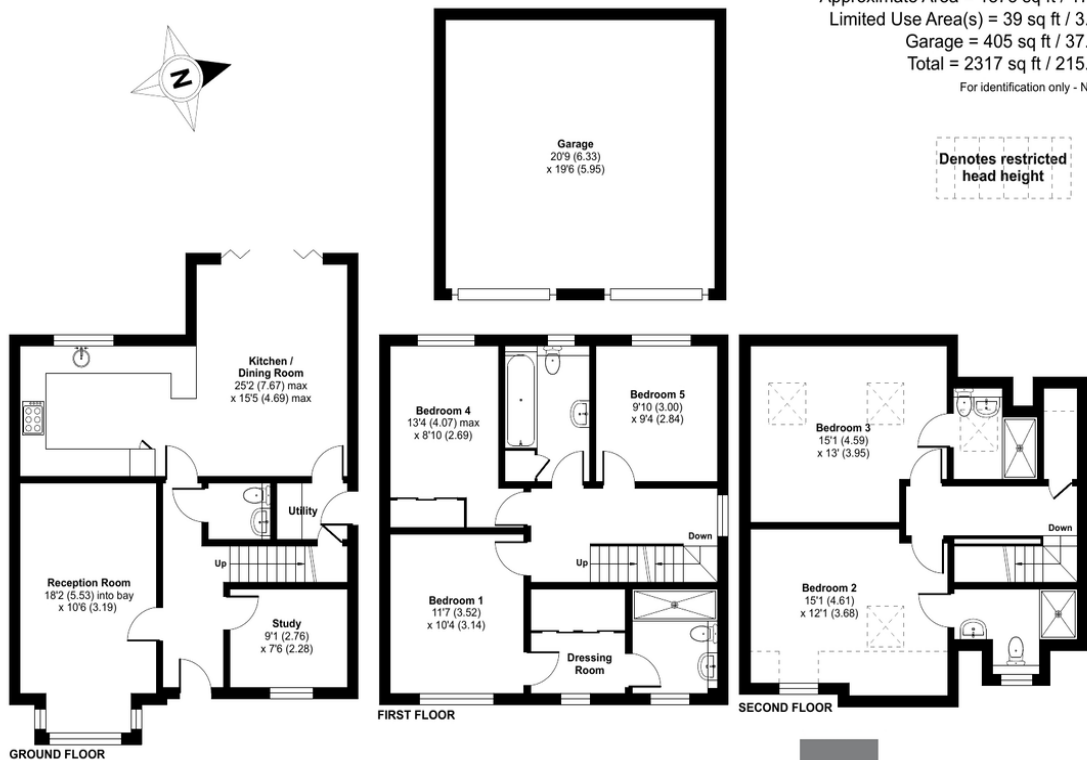
Approximate Area = 1873 sq ft / 174 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Garage = 405 sq ft / 37.6 sq m

Total = 2317 sq ft / 215.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rithecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1296452



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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 9LT

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road and continue to the roundabout. Take the first exit into Monks Way and second right into Longston Cross. Take the first turning on the right and continue over the bridge into Carpenter Drive, continue to the end of the road, then turn left into Ferguson Avenue, where the property can be found at the far end on the right.







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

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