



An attractive and well-maintained two-bedroom coach house with parking and a private courtyard, ideally situated just off the centre of Bovey Tracey. This property offers level access to the town's amenities and is available for IMMEDIATE OCCUPATION WITH NO ONWARD CHAIN

10 Bowdens Close | Bovey Tracey | TQ13 9GT





PROPERTY TYPE  
Coach House



SIZE  
629 sq ft



LOCATION  
Town



AGE  
Modern



BEDROOMS  
2



RECEPTION ROOMS  
1



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
Carport



OUTSIDE SPACE  
Patio



EPC RATING  
73 C



COUNCIL TAX BAND  
B



### in a nutshell...

- Living Room
- Kitchen
- 1 Double Bedroom
- Good Sized Single Bedroom
- Bathroom
- Undercover Parking Bay
- Courtyard Garden at Rear
- NO ONWARD CHAIN
- READY FOR IMMEDIATE OCCUPATION



## the details...

Access is via a private vestibule with stairs leading to the first-floor landing, which connects to the main living areas. The dual-aspect living room is bright and welcoming, featuring windows to the front and side, and a charming Adam-style fireplace with a living flame electric fire-providing a cosy focal point.

The adjoining kitchen is fitted with a range of base and wall units, complemented by worktops and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an electric oven, gas hob with extractor fan, and there is space for a washing machine and under-counter fridge. The gas boiler is concealed within a wall-mounted cupboard, with an additional built-in cupboard offering extra storage.

The bathroom includes a pedestal basin, WC, and a panelled bath with both mixer tap and handheld shower. A separate electric shower is installed above, with a glazed screen, and a tall, wall-mounted heated towel rail completes the space. There are two bedrooms: a spacious double and a generously sized single.

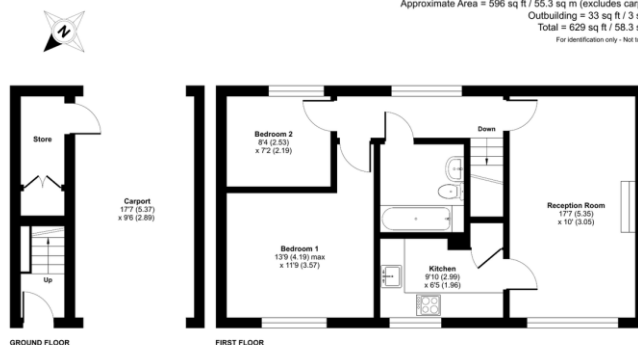
Externally, the property benefits from a covered parking bay located beneath the home, which also includes a secure storage cupboard-ideal for garden furniture or tools. Beyond the parking area lies a private courtyard garden, offering potential for a lovely outdoor seating area.

Tenure: Freehold

Services: Mains Water, Drainage, Gas and Electricity

### Bowdens Close, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 596 sq ft / 55.3 sq m (excludes carport)  
Outbuilding = 33 sq ft / 3 sq m  
Total = 629 sq ft / 58.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (Residential). Produced by Ashborn Complete (Complete Property). REF: 1200001





## the location...

Bovey Tracey benefits from a wide range of local amenities including health centre, dentist, veterinary clinics, primary school, library, 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.

## Shopping

Late night pint of milk: Co-op 0.2 mile

Town centre: Bovey Tracey 0.3 mile

Newton Abbot: 6 miles

Supermarket: Lidl 0.3 mile

Exeter: 16.3 miles

## Relaxing

Beach: Teignmouth 11 miles

Park & swimming pool: 0.3 mile

Tennis courts, dog walk, cycle route: 0.3 mile

Stover Golf Club: 2.8 miles

Haytor, Dartmoor: 3.9 miles

## Travel

Bus Stop: Station Road

Train station: Newton Abbot 6.2 miles

Main travel link: A38 2.6 miles

Airport: Exeter 19.9 miles

## Schools

Bovey Tracey Primary School: 0.4 mile

South Dartmoor Community College: 7.9 miles (school bus)

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9GT

## how to get there...

From the Complete Office in Bovey Tracey, turn down into Station Road and turn left opposite the Dolphin Hotel. Turn immediate right into Bowdens Close and continue to the end of the Close where the property can be found on the left hand side.



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.

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