



Set within a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home is just six years old and ideally located for convenient access to the town and local amenities. The property offers a stylish and spacious layout, featuring an ensuite, open-plan living space and an enclosed garden.

9 Sadler Green | Bovey Tracey | TQ13 9AY





PROPERTY TYPE

House



SIZE

1,088 sq ft



LOCATION

Bovey Tracey



AGE

Modern



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

84 B



COUNCIL TAX BAND

D



in a nutshell...

- Sitting Room with Doors to Garden
- Beautifully fitted Kitchen
- Cloak/utility Room
- Principal Bedroom with Ensuite
- 2 Further Bedrooms
- Family Bathroom
- Enclosed rear Garden
- Landscaped front Garden
- Driveway Parking





the details...

Upon entering, a welcoming hallway leads to all principal rooms and includes access to the utility/cloakroom, equipped with a WC, hand basin, and space for both a washing machine and tumble dryer. The bright and airy living room benefits from a large window and patio doors opening onto the rear garden, perfect for entertaining or relaxing after a busy day.

The modern kitchen is fitted with a range of grey wall and base units, offering ample worktop space. It features an inset sink with mixer tap, built-in oven, hob, and extractor fan. Integrated appliances include a fridge/freezer and dishwasher.

Upstairs, the principal bedroom includes built-in wardrobes providing generous hanging and storage space. The ensuite has been tastefully refurbished and includes a large walk-in shower, wash basin, WC, and a heated towel rail. Two further bedrooms and a contemporary family bathroom, featuring a panelled bath with shower and screen, vanity basin, WC, and heated towel rail, complete the first-floor accommodation.

Outside, the front garden is landscaped with a neat lawn, decorative borders, and a charming central feature. A private driveway to the side offers parking for two vehicles. The rear garden is mainly laid to lawn and framed by well-stocked flower and shrub beds, creating a peaceful and secure space ideal for children, pets, and outdoor gatherings.

Viewing is highly recommended to appreciate this lovely home

Tenure: Freehold

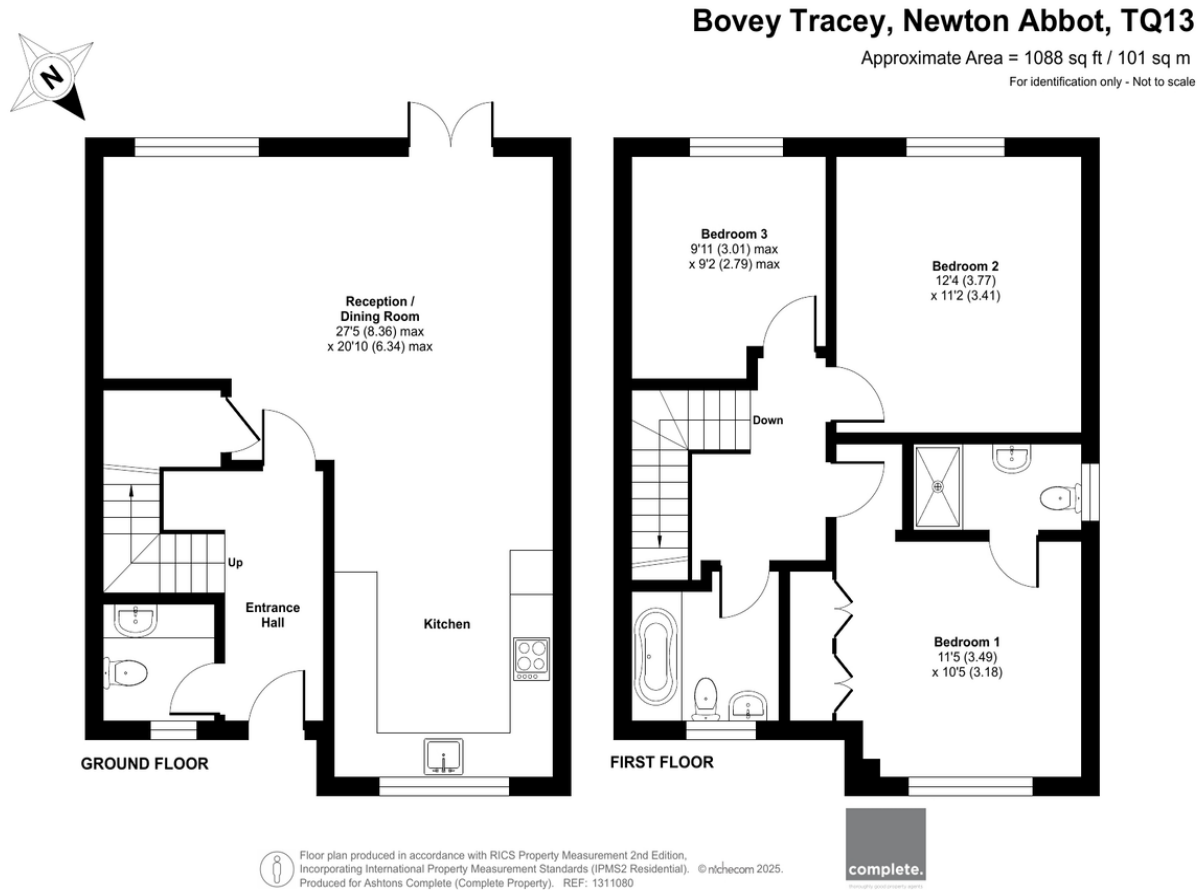
Council Tax Band – D

Services: Mains Electricity, Gas, Water and Drainage

Broadband and Mobile Signal - Please visit

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





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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, 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 0.7 miles

Town centre: Bovey Tracey 1.1 miles

Supermarket: Asda (Newton Abbot) 5.6 miles

Exeter: 16.9 miles

Relaxing

Beach: Teignmouth 11.4 miles

Park: Mill Marsh Park 0.7 miles

Stover Country Park 2.6 miles

Travel

Bus stop: (Ashburton Road) 0.3 miles

Train station: Newton Abbot 6.2 miles

Airport: Exeter 20.4 miles

Schools

Bovey Tracey Primary School: 0.9 miles

South Dartmoor Community: 7.8 miles

Stover: 3.6 miles

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

how to get there...

From the Complete Office turn down into Station Road and opposite the Dolphin Hotel turn left into Newton Road. Take the fourth turning on the right, just before the church, into Ashburton Road and continue, over the road bridge and turn immediately right into Brimley Vale, right into Tracey Vale, then into Sadler Green 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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