



Step into this stunning four bedroom detached home which is beautifully presented throughout with light, airy living spaces. Surrounded by a charming stone wall, it features four generous double bedrooms, a double garage, and landscaped gardens bursting with colour. This is stylish modern living at its finest.

36 Carpenter Drive | Bovey Tracey | TQ13 9TU







PROPERTY TYPE

Detached House



SIZE

1,574 sq ft



LOCATION

Bovey Tracey



AGE

2023



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Double Garage &  
Ample Parking



OUTSIDE SPACE

Landscaped Front & Rear  
Gardens



EPC RATING

84B



COUNCIL TAX BAND

F



in a nutshell...

- Dual aspect Sitting Room
- Dual aspect Kitchen/Dining Room
- Study
- Cloakroom and Utility Room
- Principle Bedroom with Ensuite
- Family Bathroom
- Double Garage
- Driveway Parking for 4 cars
- Beautifully landscaped Gardens
- Surrounded by a charming stone wall







## the details...

The welcoming entrance hall leads to a cloakroom with W.C, meter cupboard, and stairs to the first floor. A dual-aspect study offers a light and airy space, overlooking the tranquil front garden. The spacious sitting room is beautifully presented with soft, neutral tones, a window to the front, and French doors opening onto the garden. A wood-burning stove set beneath an elegant mantelpiece creates a cosy focal point, perfect for relaxing on winter evenings. The standout feature of the home is the stylish kitchen/dining room, fitted with elegant sage green units, luxurious quartz worktops, and a full range of integrated appliances including a fridge/freezer, dishwasher, double oven, induction hob with extractor, and a boiling water tap. A useful walk-in pantry offers additional storage, keeping the space both practical and clutter-free. There is ample room for a large dining table, with patio doors leading out to the garden, ideal for both family life and entertaining. A separate utility room offers matching cabinetry and worktops, a sink, heated towel rail, integrated washing machine and tumble dryer, and access to the garden.

The first floor features a spacious landing, currently used as a bright and inspiring art space, which leads to four double bedrooms, fitted with elegant window shutters. The principal bedroom benefits from fitted wardrobes and a stylish ensuite shower room, complete with a large walk-in shower, WC, hand wash basin, and heated towel rail. One of the other bedrooms is currently utilized as a cosy cinema room, perfect for relaxing evenings.

Surrounded by a charming stone wall and accessed via a wooden gate, the property exudes a true cottage feel. The front garden bursts with vibrant, colourful planting. The rear garden is just as colourful and thoughtfully landscaped with a lush lawn bordered by mature shrubs and a stunning variety of trees-including acers, crab apple, silver birch, eucalyptus, and many more-that provide year-round colour and interest. Two inviting seating areas, one beneath a pergola and another beside a tranquil pond-offer perfect spots to relax and enjoy the garden's beauty. A greenhouse adds to the appeal for gardening enthusiasts. A gate leads to the rear driveway, providing parking for four cars and access to the sizeable double garage, equipped with power and lighting. This beautifully maintained, colourful garden creates a peaceful and picturesque backdrop to the home.



**Approximate Gross Internal Area 1574 sq ft - 146 sq m  
(Excluding Garage)**

Ground Floor Area 787 sq ft – 73 sq m

First Floor Area 787 sq ft – 73 sq m

Garage Area 390 sq ft – 36 sq m



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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	0.6miles
Supermarket: Lidl	0.2 miles
Exeter:	17 miles

Relaxing

Beach: Teignmouth	11 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 miles
Main travel link: A38	2 miles
Airport: Exeter	19 miles

Schools

Bovey Tracey Primary School:	1 mile
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 9TU

how to get there...

From the Complete Office in Bovey Tracey turn down into Station Road 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 and the property can be found further down on the right hand side.







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