



A deceptively spacious, five double-bedroom, semi-detached home in a quaint Bovey Tracey development, offering generous living space, a modern fitted kitchen and a private garden with direct access from the bright, dual-aspect lounge featuring a charming gas coal-effect stove.

5 St Mary's | Bovey Tracey | TQ13 9PF

**complete.**

thoroughly good property agents



PROPERTY TYPE

Semi- Detached House



SIZE

2,164 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

5



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Private Parking



OUTSIDE SPACE

Garden & Patio



EPC RATING

74C



COUNCIL TAX BAND

E



### in a nutshell...

- Extensive Living/Dining Room with Gas Stove
- Kitchen Breakfast Room
- Study
- Patio Doors onto Enclosed Gardens
- Five Double Bedrooms
- En-Suite
- Family Bathroom & Downstairs Cloakroom
- Beautifully Presented throughout
- Private, level rear Garden





the details...

Step into a welcoming entrance hall, where stylish engineered oak wooden flooring, adds warmth and character to the space. Built-in cupboards provide generous storage for coats, shoes, and everyday essentials. Just off the hallway, a convenient cloakroom with WC adds practicality for guests and daily life. The expansive open-plan living and dining area is filled with natural light from patio doors that open onto the rear garden, creating a seamless indoor-outdoor flow. A tasteful living-flame gas fire offers a cosy focal point, while there is ample space for both a large dining table and relaxed seating. A tucked-away study nook provides a versatile space for working or reading. Flowing from the living area, the spacious kitchen diner is fitted with a fan-assisted oven, six-burner gas hob, stainless steel extractor, and ample cabinetry in soft beige tones, with room for a dishwasher, washing machine, tumble dryer, and American-style fridge/freezer. A separate cupboard houses the boiler neatly out of sight, and a wooden back door offers direct garden access.

Upstairs the home unfolds elegantly from a spacious, light-filled landing, subtly carpeted in neutral tones that extend into each bedroom. The principal bedroom stands out for its generous proportions and abundant natural light, complemented by a convenient walk-in wardrobe and a well-appointed ensuite featuring engineered Oak wooden flooring, tiled walls, a bath, separate shower enclosure, bidet, and WC. Four additional double bedrooms are equally bright and ideal for accommodating family or guests. Completing the upstairs accomodation, the recently upgraded family bathroom presents a modern aesthetic, fitted with a bath with overhead shower, WC, and wall-mounted sink-an ideal blend of style and functionality.

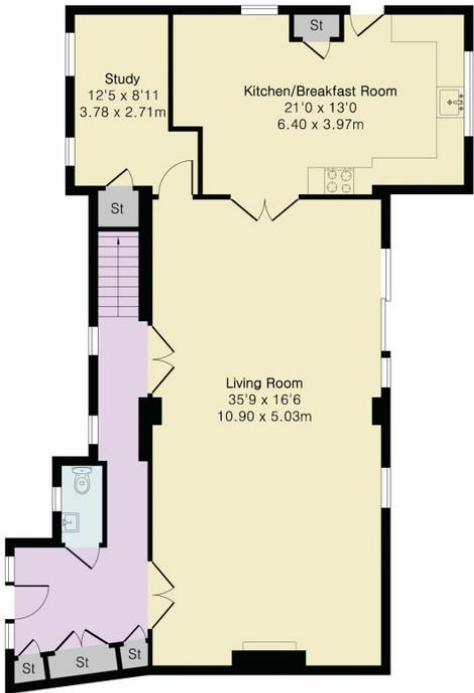
The rear garden is a tranquil, level outdoor space and fully enclosed, perfect for young children or pets. A beautifully maintained lawn forms the centrepiece, edged by well-stocked borders filled with a variety of mature shrubs and colourful plants. Adjacent to the house, a paved terrace offers an ideal spot for alfresco dining or relaxing under the sun. A charming summerhouse provides practical storage for garden tools, while a gravel path winds neatly around the side of the property, leading to the front. At the front, the home benefits from two private driveway parking spaces.



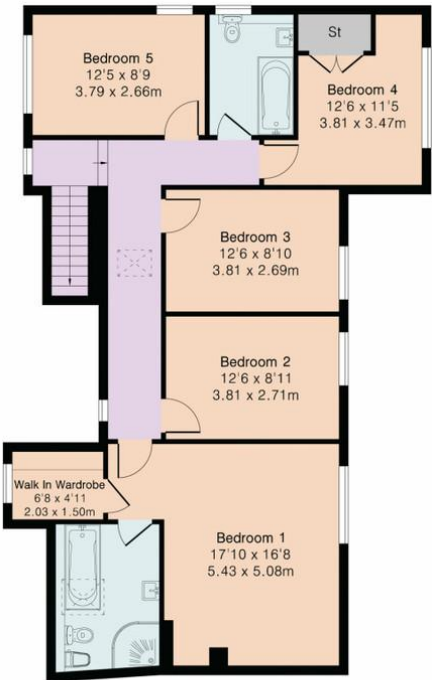
Approximate Gross Internal Area 2164 sq ft - 201 sq m

Ground Floor Area 1130 sq ft – 105 sq m

First Floor Area 1034 sq ft – 96 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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. 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 (approximately 5 miles) and in Exeter (approximately 11 miles), which is also the location of the nearest Airport.

## Shopping

Late night pint of milk: Co-op 0.4 mile

Town centre: Bovey Tracey 0.7 mile

Supermarket: Lidl 1.0 mile

Newton Abbot: 5.5 miles

Exeter: 16 miles

## Relaxing

Beach: Teignmouth 10 miles

Swimming pool, cricket, cycle route: 150 ft.

Playpark, skate park, dog walk: Mill Marsh 0.4 mile

Playpark and swimming pool: next to the property

## Travel

Bus stop: On Ashburton Road 0.1 mile

Train station: Newton Abbot 5.8 miles

Main travel link: A38 Drumbridges 1.8 mile

Airport: Exeter 19 miles

## Schools

Bovey Tracey Primary School: 0.6 mile

Blackpool Primary School: 2.6 mile

South Dartmoor Community College: (school bus) 7.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ13 9PF**

## how to get there...

From the office in Bovey Tracey continue down into Station Road then turn left in Newton Road. Proceed past the church on the right and St Marys can be found next on the right.





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