



Just three years old, this stunning four double bedroom home boasts open plan living, a utility room, study, garage with ample parking, and incredible views over the park. Designed for modern family life, it blends stylish interiors with a beautiful outlook, making it the perfect place to call home.

8 Beer Grove | Bovey Tracey | TQ13 9FS





PROPERTY TYPE

End Terrace House



SIZE

1,276 sq ft



LOCATION

Bovey Tracey



AGE

2022



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

2



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking,
EV Charging (private)



OUTSIDE SPACE

Garden, Patio



EPC RATING

85 B



COUNCIL TAX BAND

D



in a nutshell...

- Four Double Bedrooms
- Study
- Utility Room
- Open Plan Living
- En-suite Shower Room
- Enclosed, Rear Garden
- Unique & Rare Position
- Garage & Ample Parking
- Overlooking The Park
- EV Charging Point





the details...

The property opens into a welcoming entrance hall, showcasing some of the high-quality upgrades chosen by the current owner. These include beautiful Karndean flooring throughout the hallway, cloakroom, and open plan living area, enhancing both style and durability. To the front of the house is a versatile study, ideal for home working, playroom, or use as a snug. This peaceful space enjoys a delightful outlook over a lush green park filled with mature trees, offering a tranquil and inspiring view throughout the seasons. A cloakroom with WC is also located off the hallway for added convenience.

The L-shaped open-plan living space has been thoughtfully designed. The kitchen flows seamlessly into the dining and living areas, creating a sociable and practical layout that allows you to cook while keeping an eye on children playing in the lounge. Finished to a high standard, the kitchen features navy shaker-style units, premium quartz worktops, integrated double ovens, an electric hob, with extractor fan over, fridge/freezer, dishwasher, and a built-in wine chiller. A generous central island with breakfast bar seating completes the space, ideal for casual dining or entertaining. This spacious room offers ample space for a large dining table and six chairs with bi-fold doors opening onto the garden. To the front of the property, the cosy lounge area enjoys similar views to the study, creating a tranquil outlook. Just off the kitchen, a utility room provides additional storage, a second sink, with space for a washing machine, tumble dryer and provides direct access to the garden – perfect for bringing in the dogs after a walk in Parke.

Upstairs, the home boasts four generously sized bedrooms, all beautifully presented and filled with natural light. The spacious principal bedroom overlooks the beautiful green and is fitted with built-in wardrobes and a stylish en-suite shower room. The second and third bedrooms are also comfortable doubles, ideal for children or guests. The fourth bedroom being a small double or good sized single. A sleek family bathroom serves the remaining bedrooms and features a modern three-piece suite, including a bath with overhead shower, basin and WC. Plush carpets and upgraded underlay throughout the upstairs add warmth and comfort, in keeping with the premium feel of the home.

On approaching the property a beautiful stone wall adds character and real curb appeal. The front garden has been thoughtfully landscaped, and the front aspect offers a unique outlook that is both rare and desirable, with open views that create a peaceful and scenic atmosphere. To the rear, the property benefits from a level garden. A paved patio area provides the perfect space for a summer BBQ, with room for a table and chairs. The well-kept lawn is generous in size, bordered by planted beds, and enclosed for privacy and safety. A wooden side gate offers practical access to the front of the home, while a detached garage sits adjacent to the garden. The garage is fitted with power and lighting and features a useful integral door, allowing direct access from the garden. To the side of the garage, the driveway provides off-road parking for up to four vehicles, and the addition of an EV charging point.

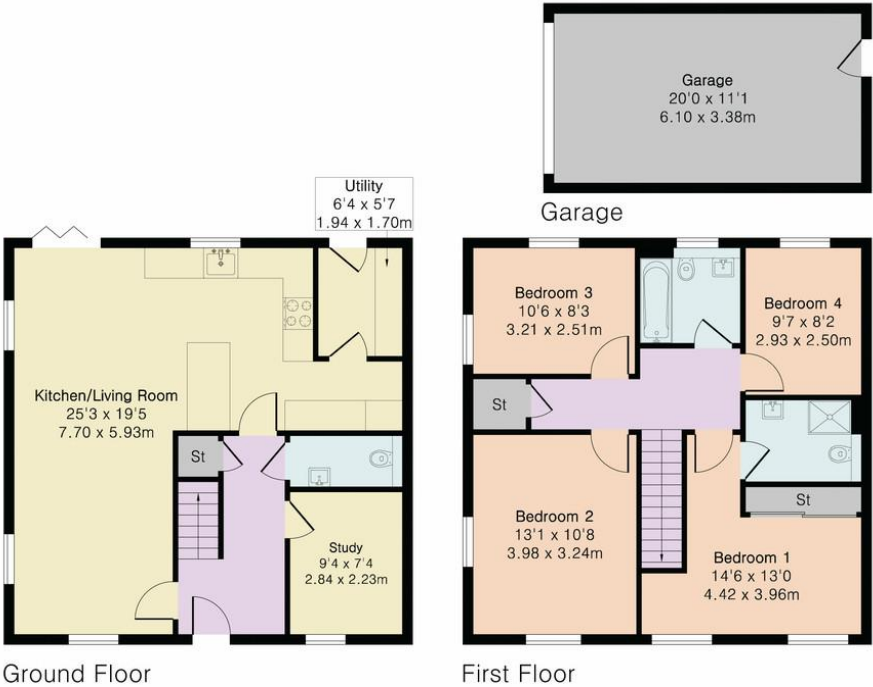


**Approximate Gross Internal Area 1276 sq ft - 118 sq m
(Excluding Garage)**

Ground Floor Area 638 sq ft – 59 sq m

First Floor Area 638 sq ft – 59 sq m

Garage Area 222 sq ft – 21 sq m



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complete.

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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. 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 9AT

how to get there...

From the Complete office in Bovey Tracey, head down Station Road towards the roundabout. Take the first exit onto Monks Way, then take the second right into Longston Cross. From there, take the first right and continue over the bridge into Carpenter Drive. Take the first right down Leech Avenue, at the end of the road the property can be found on your left on Beer Grove.





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