



A spacious three-bedroom home with a light-filled sitting room, well-appointed kitchen with breakfast bar and dining area, plus a conservatory overlooking the garden. Off-road parking, garage and private rear garden with patio complete this attractive property.

11 Kiln Close | Bovey Tracey | TQ13 9YL

**complete.**

thoroughly good property agents





PROPERTY TYPE

Semi-Detached House



SIZE

848 sq ft



LOCATION

Bovey Tracey



AGE

1980s to 1990s



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Conservatory



EPC RATING

67D



COUNCIL TAX BAND

D



### in a nutshell...

- Spacious three-bedroom home
- Light-filled sitting room
- Well-appointed kitchen
- Delightful conservatory
- Modern family bathroom
- Enclosed & private garden
- Garage
- Driveway
- Cul-de-sac
- NO ONWARD CHAIN







## the details...

On the ground floor, the property is entered via a welcoming hallway which leads through to a spacious and light-filled sitting room, providing a comfortable space to relax and unwind. The living room further benefits from a focal gas fireplace, creating a warm and inviting atmosphere.

The kitchen is well arranged with ample fitted units, generous worktop space and room for appliances, enhanced by a useful breakfast bar and complemented by a separate dining area which creates an ideal spot for family meals and entertaining. A single door opens into a delightful conservatory, enjoying pleasant views over the rear garden and offering a versatile additional space with plumbing for washing machine and space for a tumble dryer.

The first floor provides well-planned bedroom accommodation, ideal for families or those requiring flexible living space. The main bedroom is a generous double room benefitting from plenty of natural light, while there are two further bedrooms, including an additional double and a good-sized single room which could also serve as a home office, nursery or guest room. The accommodation is completed by a spacious family bathroom fitted with a modern white suite and attractive contemporary tiling.

Externally, the property enjoys well-maintained outdoor space to both the front and rear. To the front there is a driveway in front of an attached garage, with a neatly planted garden providing a pleasant approach. To the rear, the private enclosed garden is mainly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining, bordered by established shrubs and mature planting for a good degree of privacy, along with useful side access.

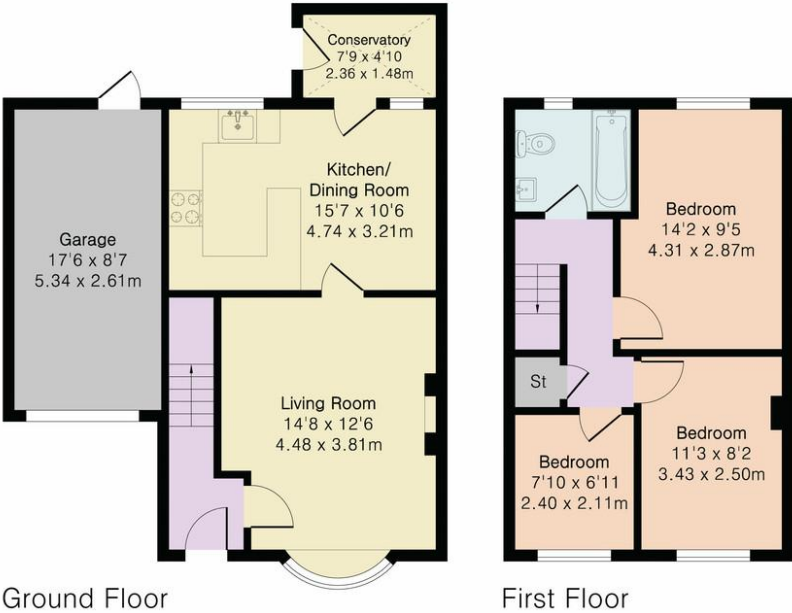


**Approximate Gross Internal Area 848 sq ft - 79 sq m  
(Excluding Garage)**

Ground Floor Area 449 sq ft – 42 sq m

First Floor Area 399 sq ft – 37 sq m

Garage Area 150 sq ft – 14 sq m



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.



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.

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY.** All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.







## 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: Asda Petrol Station 0.5 mile

Town centre: Bovey Tracey 1.2 miles

Supermarket: Lidl 1.1 miles

Newton Abbot: 5.6 miles

Exeter: 16.6 miles

## Relaxing

Beach: Teignmouth 11.7 miles

Park, swimming pool, cricket, cycle route: 0.8 mile

Stover Golf Club: 2.4 miles

## Travel

Bus stop: Pottery Road 0.2 mile

Train station: Newton Abbot 5.9 miles

Main travel link: A38 2 miles

Airport: Exeter 19.7 miles

## Schools

Bovey Tracey Primary School: 1.8 miles

Stover School: 3.2 miles

South Dartmoor Community College: (school bus) 6.9 miles

Please check Google maps for exact distances and travel times.

Property postcode: TQ13 9YL

## how to get there...

From the A38 take the Drum Bridges turnoff and follow the signs to Bovey Tracey. At the first roundabout, just past the garage, take the first exit into Pottery Road. Continue on this road and take the turning on the right into Kiln Road and then right again into Kiln Close, the property can be found at the end of the cul-de-sac.







Need a more complete  
picture? Get in touch with  
your local branch...

Tel 01626 832 300  
Email [bovey@completeproperty.co.uk](mailto:bovey@completeproperty.co.uk)  
Web [completeproperty.co.uk](http://completeproperty.co.uk)

Complete  
Emlyn House  
Fore Street  
Bovey Tracey  
TQ13 9AD

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &  
new homes

signature  
homes

complete.