



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





## 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.



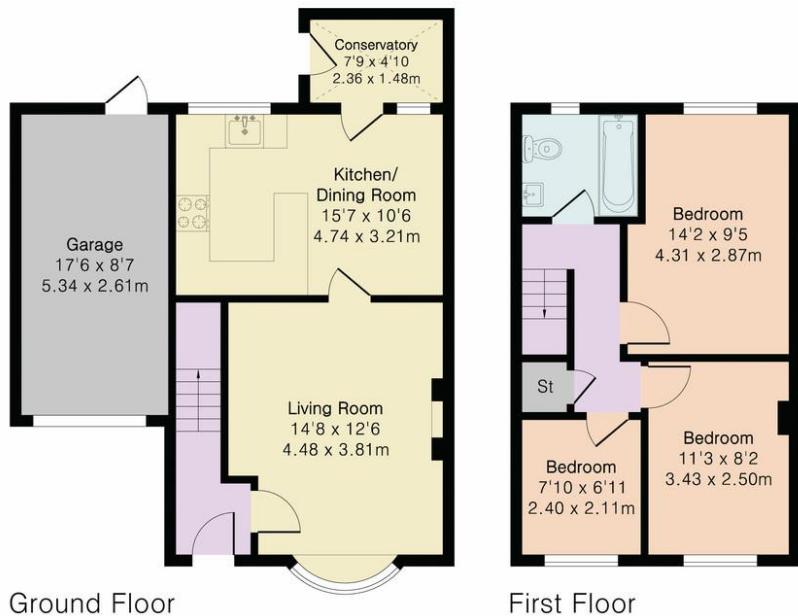
the floorplan...

**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.

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. 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.





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