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to find out more



High Close, Bovey Tracey, Devon, TQ13 9EX

O.I.E.O £400,000



- Detached Bungalow
- Lounge/Diner
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Countryside Views
- Garage and Driveway with Ample Parking
- Paved Garden Area
- Chain Free
- EPC Rating -D
- Tenure: Freehold



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Step Inside

Three steps elevate you from the driveway to the front door, which is sheltered by a storm porch. The main bedroom is located to one side of the property, benefitting from dual aspect windows, creating a lovely light room.

This bedroom is spacious with potential to enhance with the addition of an ensuite. The hallway leads onto two further double bedrooms.

the lounge sits to the front of the bungalow and is kept beautifully light with wide floor to double glazed windows, offering glimpses of Dartmoor. A gas fireplace is the focal point of this large room. The dining area links the lounge and the kitchen, framing pretty views towards Hay Tor.

The kitchen also reached via the hall has a tower unit with built in eye level gas oven and grill. A four ring gas hob is conveniently located in the centre of the breakfast bar, so you can face out to the dining area and views beyond. There is space for a washing machine and full height fridge freezer. Plenty of storage is offered with a combination of kitchen cupboards and an original pantry. Access to outside is via a back door with a small vestibule for boots and coats.

There is one large family bathroom which features a white WC, pedestal basin and bath with overhead shower. New vinyl can be found in the bathroom and kitchen whereas the rest of the house has newly laid grey carpet.

Many of the rooms have been given a fresh coat of paint, making it a property which you can move straight into or become a longer term project if required.

Gas central heating and hot water is provided by conventional Worcester Bosch boiler (located in the kitchen) and emersion heater.



Your Notes:

Measurements

Lounge: 25' 3" x 11' 5" (7.70m x 3.50m)
Kitchen: 10' 10" x 10' 2" (3.31m x 3.11m)
Dining Area: 10' 2" x 9' 1" (3.11m x 2.78m)
Bedroom: 13' 8" x 11' 7" (4.19m x 3.54m)
Bedroom: 11' 1" x 9' 6" (3.40m x 2.92m)
Bedroom: 9' 6" x 8' 6" (2.92m x 2.61m)
Bathroom: 9' 5" x 5' 5" (2.88m x 1.67m)
Garage: 19' 06" x 8' 10" (5.94m x 2.69m)

Step Outside

This bungalow is sat in the middle of a panoramic plot which benefits from sun all day long, with great potential to expand the property if required (subject to the relevant planning permission).

Wrought iron waist high gates open onto a brick driveway which is lined with flower beds, a high hedge protects the rest of the boundary to the front. The driveway follows around to a single garage which is neatly tucked away and benefits from electric remote roll up garage door. There are some raised flower beds and an apple tree to the rear of the property.

A patio which faces South Westerly with beautiful views out towards Dartmoor offers the perfect spot for dining al fresco or entertaining guests. The plot also has a garden shed for tool storage close to the area of the garden given over to growing fruit and vegetables.

USEFUL INFORMATION: Council Tax Band: D
Mains gas, electric, water and drainage connected.
Available with no onward chain.



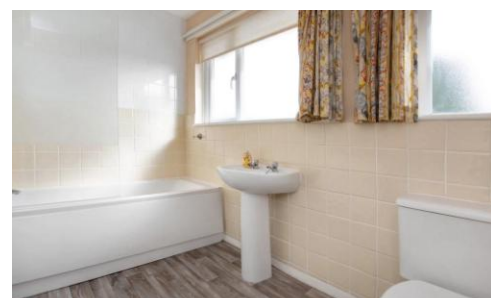
LOCATION:

This detached bungalow is ideally located with views to the moors and within close proximity to the town centre of Bovey Tracey. Known as the "Gateway to the Moors", this bustling town offers a comprehensive range of shops and amenities including a health centre, library, primary school, inns and churches. The town also benefits from good sporting facilities, including a swimming pool and a sports field/ tennis courts. The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within two miles of the town and there are mainline railway stations at Newton Abbot and Exeter. The open spaces of Dartmoor lie just to the west of the town and the South Devon beaches are mostly within half an hour's driving distance.

Sellers Insight

"Each member of our team has taken the time to go and visit this remarkable property. Each of us has a different take on what we would do with it.. This bungalow is a versatile home with uncapped potential. Sat adjacent to Bradley Road, it is not out of place in this incredibly sought after area of Bovey Tracey.

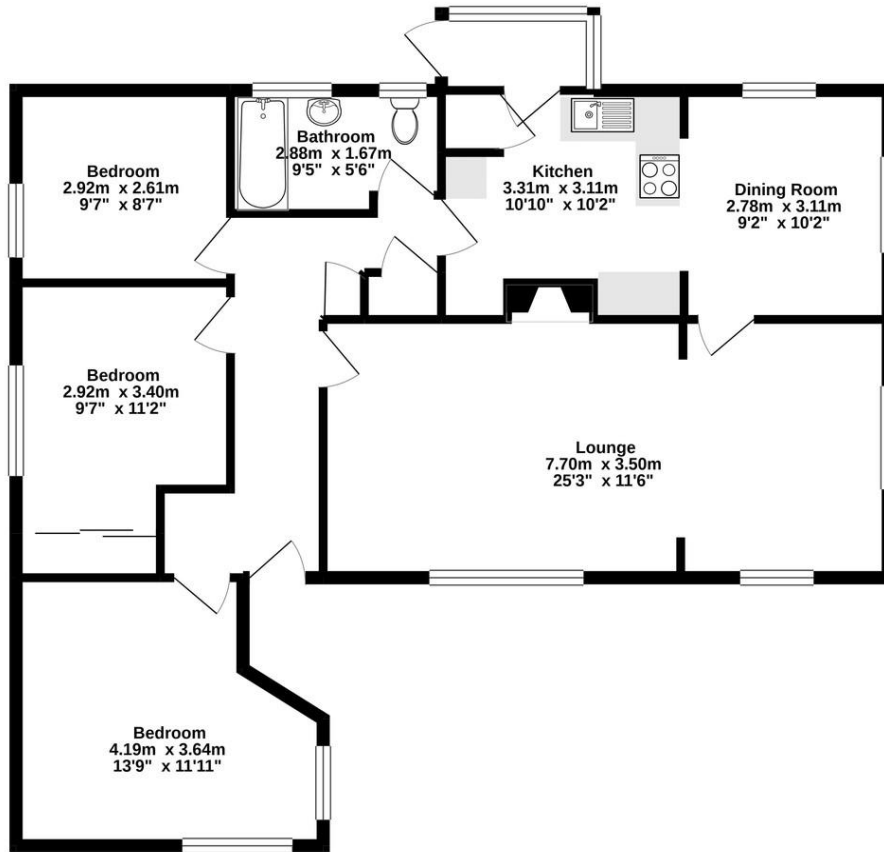
The large and plentiful windows offer huge amounts of light adding to the feeling of space, and the countryside views achieved from standing at the breakfast bar in the kitchen are truly stunning. Even the rooms to the rear have views over fruit trees and plants. This home needs some TLC, to be loved and modernised. There is a scope to create something exceptional by either extending (subject to planning permission) or simply enhancing what is already there."



Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor
93.6 sq.m. (1007 sq.ft.) approx.



TOTAL FLOOR AREA : 93.6 sq.m. (1007 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions:

From our office in Bovey Tracey head up Fore Street. Continue up the hill passing the church on your left hand side and continue into Bradley Road. High Close can be found on your left before you get to the end. Once in High Close the bungalow is the first property on the right, indicated by a Chamberlains for sale board.

Disclaimer:

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendor's agents, and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. The particulars do not constitute, or form part of, an offer or a contract.