



21 Ashburton Road, Bovey Tracey - TQ13 9BZ

£350,000 Freehold

Detached bungalow with two double bedrooms, requires updating but offers great potential for personalisation. Secluded rear garden with gated front entrance and driveway. A real gem in the heart on Bovey Tracey!



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ROOM MEASUREMENTS:

Living/Dining Room: 4.95m x 3.37m (16'3" x 11'1')

Kitchen: 3.45m x 2.75m (11'4" x 9'0")

Bedroom: 3.64m x 3.37m (11'11" x 11'1")

Bedroom: 3.45m x 3.06m (11'4" x 10'0")

Showers Room: 1.79m x 1.46m (5'10" x 4'9")

WC: 1.79m x 0.94m (5'10" x 3'1")

Garage: 6.19m x 3.16m (20'4" x 10'4")

USEFUL INFORMATION:

Tenure: Freehold /EPC Rating: D

Council Tax Band: D (2272.15)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas central heating

Property Constructed approx 1970's.

AGENTS INSIGHT:

" This charming, detached bungalow has scope to put your own stamp on it and is ideally located on a level plot close to the town. The secluded rear garden is a generous size with plenty of scope for re-design."



STEP OUTSIDE:

The front of the property boasts a gated entrance, accompanied by a mature grassed front garden and a generous driveway capable of accommodating multiple vehicles. There is a single garage, accessible via an up-and-over door or a pedestrian door from the garden. The rear garden offers plenty of scope for design and is a generous size. Accessible via a wooden gate located on the side of the property or through the kitchen's back door with steps leading down to a paved area and the rest is mostly laid to lawn. Mature bushes and trees surround the garden, lending a sense of privacy and tranquillity. A raised area laid with stone is situated to the side of the property. For added convenience, an outdoor water tap is installed, and a shed/summerhouse is currently situated within the garden.



LOCATION:

This detached bungalow is situated within easy walking distance to the town centre and the National Trust - Parke. Known as the "Gateway to the Moors", Bovey Tracey 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, a sports field/ tennis courts, a whisky distillery and art galleries plus the many cycle routes including Newton Abbot, Lustleigh and Moretonhampstead. 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 30 mins driving distance.



STEP INSIDE:

Presenting a two-bedroom detached bungalow featuring a porch upon entry. Although the current kitchen is dated, it remains functional and can be updated to suit individual preferences. The kitchen includes a row of units on both sides, a built-in eye level double oven, a 4-ring gas hob, and a stainless steel sink. Additionally, there is ample space for a dishwasher or washing machine, as well as an undercounter fridge and freezer. The boiler is located on the wall.

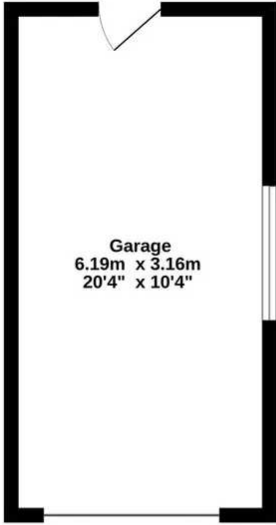
The living room is adorned with triple aspect windows, allowing an abundance of natural light to flood the space. The shower room has been thoughtfully designed for accessibility with wet room and includes a sink and a heated towel rail. Adjacent to the shower room is a separate WC.

Both double bedrooms are of a good size. One bedroom boasts dual aspect windows and a built-in wardrobe, while the other is equipped with a row of wall-mounted storage cupboards. The hallway offers two additional storage cupboards.

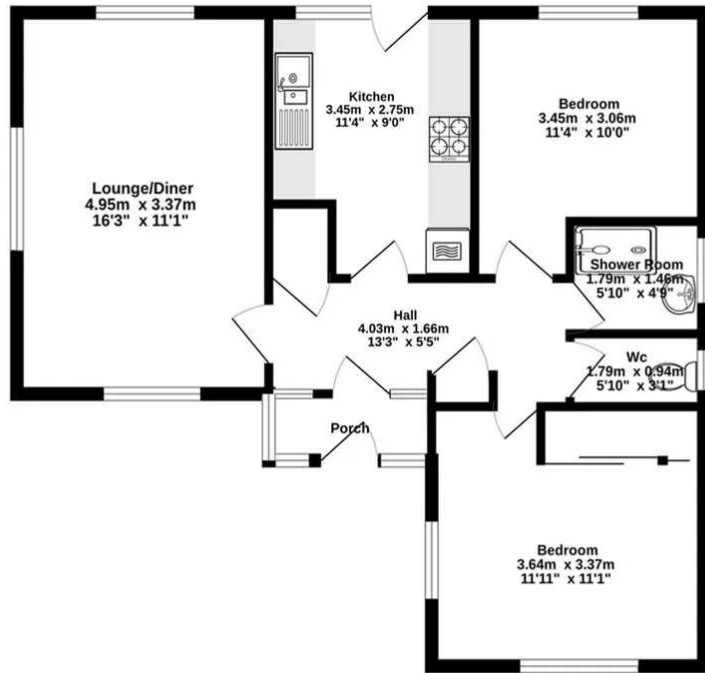
Although the bungalow may require some updating, it possesses immense potential for those seeking to personalise their new home.



Garage
19.6 sq.m. (211 sq.ft.) approx.



Ground Floor
60.1 sq.m. (647 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 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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