



2 St. Thomas Close, Bovey Tracey - TQ13 9YR

Guide Price £335,000 Freehold

Charming Detached Bungalow with Two Bedrooms, in Sought-After Cul-De-Sac Location. Garage, Driveway and Private Rear Garden. Neutral Décor, Allowing for Personalisation and Available with No Onward Chain.



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AGENTS INSIGHT:

"We like the location of this bungalow as it is close to the town centre but lovely and quiet, with its private garden and open outlook. Plenty of birds visit the sunny garden and you are not over looked whilst you are pottering about. It's designed to be easy maintenance and The bungalow itself is cosy and warm and easy to look after. The level plot will appeal to someone that doesn't want to deal with steps."

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: C (£2019.70 2022/23)

EPC Rating: C

Tenure: Freehold

ROOM MEASUREMENTS:

Lounge/Diner: 6.25m x 3.90m (20'6" x 12'10")

Kitchen: 3.24m x 2.37m (10'8" x 7'9")

Bedroom: 3.87m x 2.87m (12'8" x 9'5")

Bedroom: 3.24m x 2.36m (10'8" x 7'9")

Conservatory: 3.24m x 2.36m (10'8" x 7'9")

Shower Room: 2.24m x 1.93m (7'4" x 6'4")

Garage: 5.21m x 2.553m (17'1" x 8'4")



STEP OUTSIDE:

Located in the corner of a cul-de-sac, the front of the property has two lawned areas either side of a paved walk way leading up to the front door. There is a driveway with space for 1 vehicle and a single garage with an electric up-and-over door with light connected. The enclosed rear garden is a perfect space for someone to create their own tranquil haven. It has been well-maintained with plants, shrubs and trees surrounding, a paved area, perfect for seating and a lawned space. There is a sizeable oak tree (with PTO) as a real centre piece to the garden, providing shade when needed and privacy.



LOCATION:

Ideally located in a popular residential area, in the heart 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.

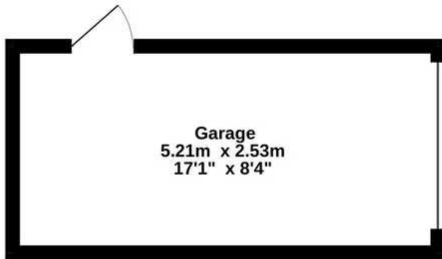


STEP INSIDE:

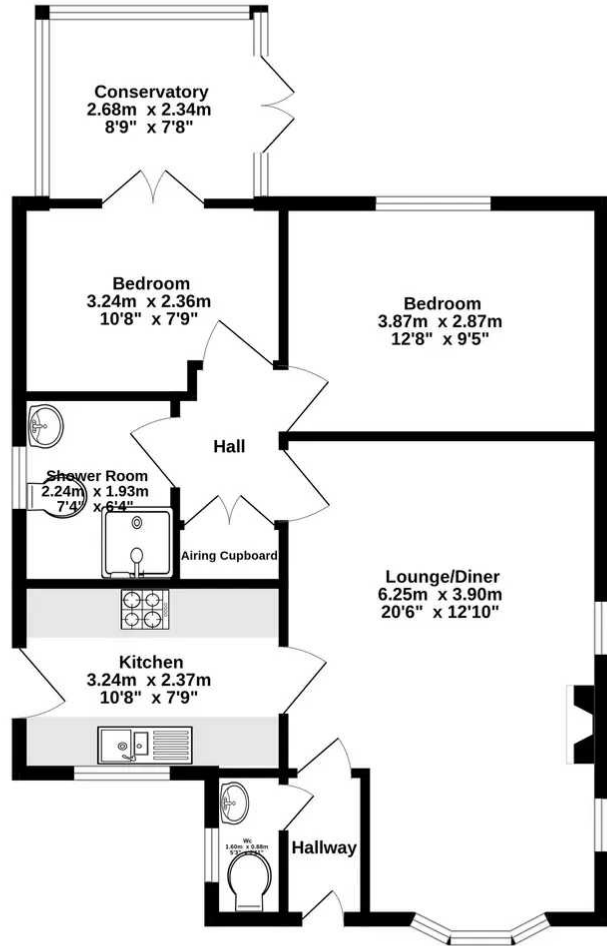
We are pleased to present this charming detached bungalow, offering comfortable and convenient living in a sought-after cul-de-sac location. With a classic design and maintained interior, this property holds great appeal for individuals or couples seeking a cosy dwelling. Upon entering, you are greeted by a welcoming hallway with an area to take off shoes and coats and a conveniently located WC. The layout of this bungalow has been carefully considered to provide the perfect balance of space and functionality. The living room boasts natural light, enhancing the bright and airy atmosphere, with a gas fire place inset into a marble-style surround. This versatile room can accommodate various seating arrangements, making it ideal for relaxing in front of the TV and sitting down to enjoy your daily meals. The kitchen is light and airy, and has a freestanding oven and hob, and space for an under counter fridge and freezer and a washing machine. There is a door leading out to the side of the property. This bungalow offers two comfortable bedrooms, consisting of a double and a single. The single bedroom flows through in to the conservatory, with french doors leading out to the rear garden. The shower room has been thoughtfully designed with practicality in mind. It features a walk-in shower, a sink and a WC with built in storage, providing a functional space for your daily routines. The neutral colour scheme throughout the property, enhances the sense of light and space, while is also allowing for personalisation to suit individual tastes. In summary, this charming detached bungalow offers a delightful living experience in a sought-after location. With its comfortable accommodation, and convenient amenities, this property presents an outstanding opportunity for those seeking a cosy and practical home.



Garage
13.2 sq.m. (142 sq.ft.) approx.



Ground Floor
64.6 sq.m. (695 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (838 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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