



80 De Tracey Park, Bovey Tracey - TQ13 9QT

£365,000 Freehold

Three bedroom detached bungalow with charming rear garden. Well-maintained and cared for by previous owner. Situated in an elevated position within walking distance to Town. Available with no onward chain. (Subject to Probate)


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Kitchen: 3.97m x 2.67m (13'0" x 8'9")

Lounge: 3.78m x 3.55m (12'5" x 11'8")

Dining Room: 2.67m x 2.57m (8'9" x 8'5")

Bedroom: 3.75m x 2.73m (12'4" x 8'11")

Bedroom: 3.74m x 2.56m (12'3" x 8'5")

Bedroom: 2.80m x 2.00m (9'2" x 6'7")

Bathroom: 2.68m x 1.80m (8'10" x 5'11")

En-Suite: 2.60m x 1.16m (8'6" x 3'10")

Garage: 5.20m x 2.60m (17'1" x 8'6")

AGENTS INSIGHT:

"This bungalow has been a lovely, warm and cosy home, for over 20 years. Many happy and fond memories have been made in it. Whilst big enough for a family, it is an ideal spot for someone on their own too. Family have loved their visits to the bungalow; soaking up the views of and from the garden, especially in summer, and often enjoying breakfast on the patio. The garden is very secure and private (not accessible from the road) and young children can play there safely. Being on a cul de sac, the bungalow feels very safe, and it has indeed been a very safe location. The neighbours are very thoughtful, friendly and helpful. Always prepared to lend a hand if needed. Everyone knows one another. Finally, if you are new to Bovey Traceyit IS THE most friendliest and caring town to live in!!"



STEP OUTSIDE:

As we venture outdoors, a thoughtfully designed rear garden unfolds before us. Step onto the charming patio area through the sliding patio doors, where you can indulge in moments of tranquillity while taking in the mesmerising views. Steps lead to a meticulously maintained grassed area, where a shed lies in situ, catering to your storage needs. The presence of an assortment of flourishing bushes and shrubs contributes to the creation of a private and secluded atmosphere, ensuring your utmost privacy and serenity. The front of the property has a paved driveway with space for two parked vehicles and a single garage with an electric door.

USEFUL INFORMATION:

Heating: Gas central heating (IDEAL Boiler installed in January 2019) Last service in Feb 2023

Services: Mains water, drainage, electricity and gas.

Council Tax Band: D (£2272.15pa 2023/24)

EPC Rating: C / Tenure: Freehold



LOCATION:

Ideally located, on an elevated position area, close to 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 court. 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.



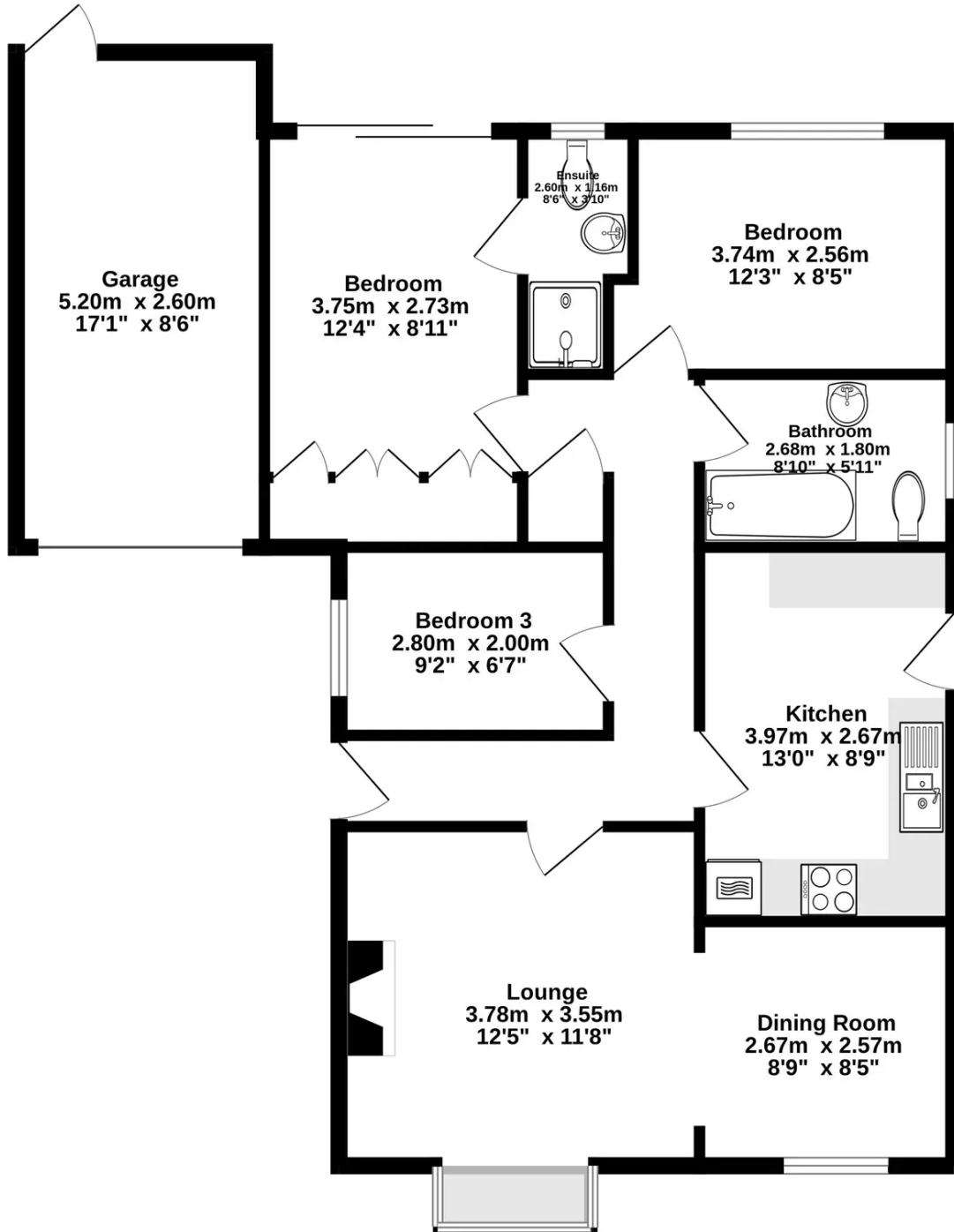
STEP INSIDE:

As we step inside, an inviting entrance hall warmly greets us, providing an ideal space for hanging coats and taking off shoes. The open plan living room and diner capture our attention next, featuring an electric fireplace that creates a cosy and inviting atmosphere. Dual aspect windows adorn this space, ensuring an abundance of natural light throughout the day. The kitchen stands with a modern touch, boasting ivory-coloured shaker-style doors that perfectly complement the overall aesthetic of the property. Equipped with an electric induction hob and oven, it also offers ample space for a washing machine and tall fridge freezer. Additionally, the kitchen offers space for a breakfast table, ideal for enjoying a morning coffee. There is an IDEAL Gas boiler located in one of the cupboards and this was installed in 2019. The main bathroom is complete with a bath and an overhead shower. The master bedroom impresses with a generous offering of fitted wardrobes, ensuring ample storage space for all your belongings. Furthermore, this room is accompanied by an en-suite shower room and there are sliding doors that lead to the rear patio, inviting the outdoors into your private sanctuary. Additionally there is a single bedroom and completing the ensemble is a second single room that offers versatility to suit your needs. The loft space is boarded and has a ladder for ease of access.

This detached bungalow bears testament to its well-maintained and well-loved status, evident in its impeccable condition throughout. It has been well cared for by its previous owner and this shows throughout the property.



Ground Floor
87.0 sq.m. (937 sq.ft.) approx.



TOTAL FLOOR AREA : 87.0 sq.m. (937 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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