



25, Rendells Meadow, Bovey Tracey - TQ13 9QW

Guide Price £440,000 Freehold

A Stunning and Beautifully Presented, Three Bedroom Detached Bungalow, in a Much Sought after Quiet, Cul-de-sac In Bovey Tracey, with a Single Garage and a Good Sized, Enclosed, Private Rear Garden.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Lounge/Dining Room: 6.66m x 4.88m (21'10" x 16'0")

Kitchen: 3.60m x 2.30m (11'10" x 7'7")

Bedroom: 3.68m x 3.14m (12'1" x 10'4")

Bedroom: 3.66m x 2.60m (12' 0" x 8'6")

Bedroom: 2.78m x 2.50m (9'1" x 8'2")

Bathroom: 2.56m x 1.56m (8'5" x 5'1")

En-Suite: 2.56m x 0.92m (8'5" x 3'0")

Garage: 5.34m x 2.67m (17'6" x 8'9")

SELLERS INSIGHT:

'We take great pride in our beautiful home both inside and out, which is set in an enviable private location at the end of a quiet cul-de-sac. The moment you arrive on the driveway you know you are home from the stunning views over the moors. On entering you can feel the love and care this property has to offer, knowing it will very quickly be a happy home. We love listening to the birds and church bells ringing, as well as relaxing in the garden with a drink. It is also ideally located close to the town, so a stroll around the many artisan shops is a must.'

USEFUL INFORMATION:

Heating: Valliant Gas Boiler installed in 2014.

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council
Council Tax Band: E (£2777.07pa 2023/24)

EPC Rating: C

Tenure: Freehold



STEP OUTSIDE:

The rear garden is beautifully landscaped and well maintained, private and fully enclosed, making it pet friendly. There are well kept lawns, with an array of mature bushes, shrubs and trees, providing shady areas for those very hot days. As it is southwest facing, it could be described as a 'sunny garden' perfect for relaxing in or entertaining family and friends al fresco, either on the terrace or on the patio area beneath a pergola. A gate at the side of the property leads to the front garden with ornamental trees and steps lead up to the tarmac driveway, which is shared with one neighbouring bungalow, with two more attractive and well-kept lawned areas, shrubs and bushes. The single garage has an up and over door, with electric sockets and lighting. There is one parking space in front of the garage and extra un restricted on road parking if required.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		



STEP INSIDE:

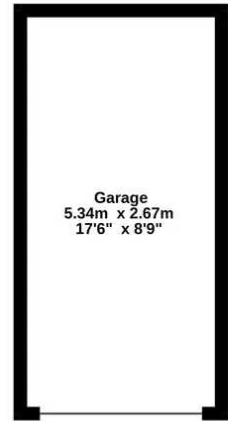
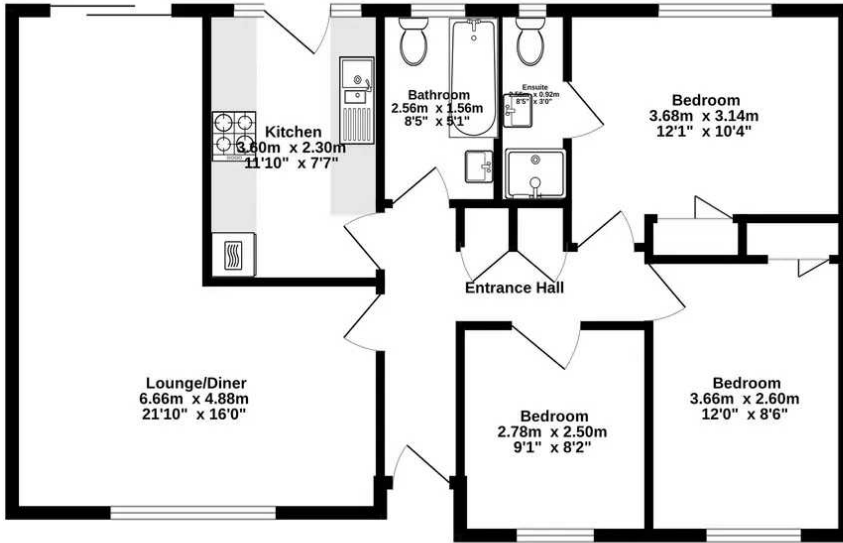
Steps lead down to the attractive and welcoming front door, with a small open porch area, to remove shoes before entering the property. The inviting entrance hall leads to all the rooms and has two useful storage cupboards. There is access to the insulated loft space via a hatch in the ceiling, with gas central heating and double glazing throughout. To the left of the hallway the L-shaped living and dining room has scope to arrange your furniture to suit your needs and preference, allowing you to choose to have your sitting or dining area to the front or to the rear. This room is filled with light from a large window to the front and sliding patio doors to the rear, which open out to a raised paved/patio seating area, for you to enjoy the views of the garden and the countryside in the distance.

The galley style kitchen is well designed to make the most of the space, with ample cupboards and worktops. It has a built-in eye level electric double oven and gas hob with extractor fan above. There are undercounter spaces for appliances and a wall mounted gas fired, condensing, combi boiler. A door leads out to the rear garden. The master bedroom has outstanding views over the rear garden and towards the countryside. The beautiful, and modern ensuite/shower room comprising of a Matki shower, Villeroy and Boch hidden-cistern W/C and hand basin, as well as an-illuminating mirror and a chrome heated towel rail. Both the double bedrooms have built in wardrobes and the third bedroom is a good-sized single room, which could be utilized as an office or alternative space, if desired. The family bathroom comprises of a panelled bath with a shower attachment, W/C and wash basin. This lovely, bright and well cared home, is extremely well presented, and has so much to offer. Please note that whilst this property has much privacy both at the front and rear, it does have steps leading down to the front door and into the rear garden, so if you are looking for level access, this home will not be suitable.



Ground Floor
74.6 sq.m. (803 sq.ft.) approx.

Garage
14.3 sq.m. (154 sq.ft.) approx.



TOTAL FLOOR AREA : 88.9 sq.m. (957 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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