



30 Parkelands, Bovey Tracey - TQ13 9BJ

Guide Price £379,000 Freehold

A spacious semi detached home located in the heart of Bovey Tracey Town Centre. Inside is it beautifully presented with a living room, extended Kitchen/Dining/Family Room, two double bedrooms and a shower room. Outside there are front & rear gardens a driveway & a garage. Tenure: Freehold EPC Rating: C


chamberlains
the key to your home

Contact Us...

 01626 818094

 boveysales@chamberlains.co

 50 Fore Street
Bovey Tracey TQ13 9AE

- Semi Detached House
- Ideally Located in the Heart of Bovey Tracey Town Centre
- Beautifully Presented
- Living Room
- Extended Kitchen/Dining/Family Room
- Two Double Bedrooms
- Shower Room
- Front & Rear Garden
- Driveway & Garage
- Tenure: Freehold EPC Rating: C

ROOM MEASUREMENTS:

Lounge: 4.60m x 2.90m (15'1" x 9'6")

Kitchen/Diner/Family Room: 4.60m x 3.54m (15'1" x 11'7")

WC: 1.03m x 0.82 (3'5" x 2'8")

Bedroom: 4.60m x 2.90m (15'1" x 9'6")

Bedroom: 3.54m x 2.76m (11'7" x 9'1")

Shower Room: 2.16m x 1.84m (7'1" x 6'1")

Garage: 5.29m x 2.45m (17'4" x 8'0")

AGENTS INSIGHT:

"This beautiful home is situated so close to the town centre, yet overlooks Mill Marsh Park, a perfect balance of town and country. The extended Kitchen/Dining/Family room is a wonderfully created space ideal for hosting family and friends. Initially 3 bedrooms, there is potential to remodel to recreate the 3rd bedroom if needed. With parking, garage and garden this property has it all!"



STEP INSIDE: You enter the property into a bright and welcoming living room, which enjoys ample natural light from double aspect windows including a feature bay window overlooking the front garden. The stairs rise to the first floor and a generous cupboard provides ample storage. Entering the kitchen, you are greeted with a stunning extended room offering an open plan kitchen/dining/family space with access onto the rear garden. The kitchen is fitted with a range of base level and eye level units, a gas hob, electric oven, wine rack and drinks fridge. There is also space for a washing machine and fridge/freezer. The island provides further storage and work top plus an integrated dishwasher. Connected to the island is a dining table providing a sociable seating area, plus there is space for a sofa or further furniture of your choice. The room is flooded with daylight and enjoys underfloor heating. A door leads into the cloakroom with a WC and wash hand basin. On the first floor is an airing cupboard with hot water tank and two double bedrooms, both benefiting from a wall of fitted wardrobes, the second room overlooking Mill Marsh Park. The bedrooms are serviced by the shower room which has been beautifully fitted with modern tiling, a double shower unit, WC and basin set into a contemporary vanity unit. (The house originally had three bedrooms, and could be remodelled to recreate a third bedroom)



LOCATION: Ideally located in a prime location 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 OUTSIDE: To the front of the house is a garden laid to decorative shingle with a plant border encased by low level walling. A driveway provides off road parking and leads to the single garage with an up and over door and pedestrian door to the rear, accessed from the rear garden. The rear garden enjoys a private aspect, enclosed by fencing with an area of patio making an ideal seating area for alfresco dining and entertaining. The remainder of the garden is laid to shingle with plant borders.

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: D (£2379.66 pa 2024-2025)

EPC Rating: 70C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler

Broadband Type Available:

Standard - Highest available download speed: 17 Mbps / Highest available upload speed: 1 Mbps

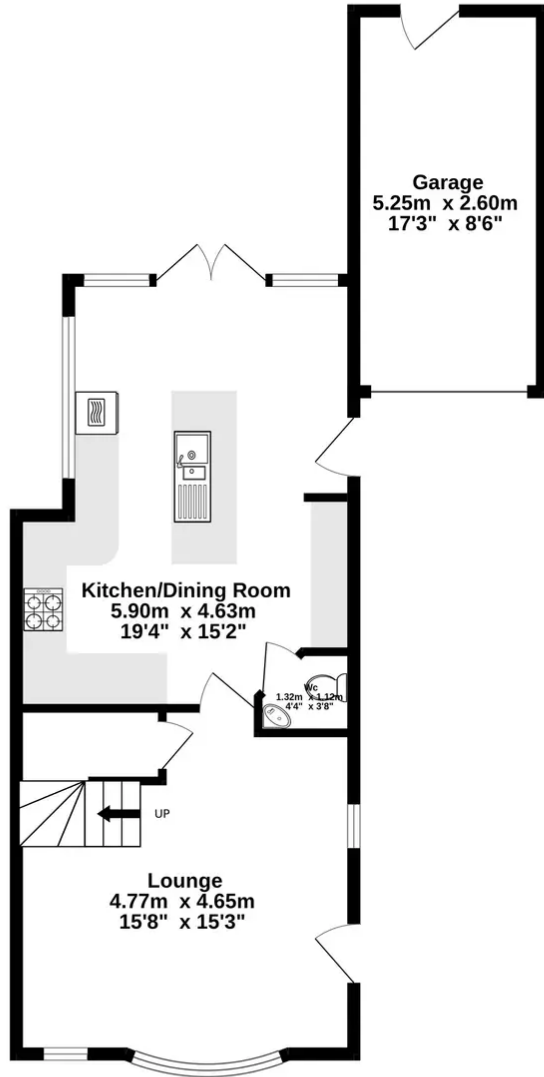
Superfast - Highest available download speed: 77 Mbps /

Highest available upload speed: 20 Mbps

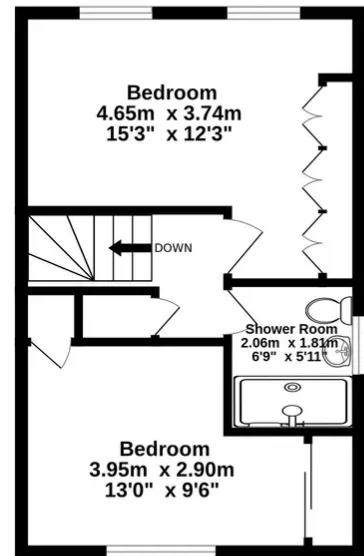
Ultrafast - Unavailable



Ground Floor
61.2 sq.m. (659 sq.ft.) approx.



1st Floor
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 95.8 sq.m. (1032 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.
Made with Metropix ©2024

