



8 Leach Avenue, Bovey Tracey - TQ13 9GB

Guide Price of £650,000 Freehold

Executive-Style 5-bedroom detached house, built in 2022. Beautifully landscaped rear garden, double garage & driveway with ample parking. Stunning hillside views. This is one not to miss!


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 50 Fore Street
Bovey Tracey TQ13 9AE

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: B

Council Tax Band: F (£3282.00 Approx pa 2023/2024)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler

Constructed in 2022.

Please Note: ***This Property is part of the Devonshire Homes Development. There will be a management fee to commence once the development is complete.***

ROOM MEASUREMENTS:

Lounge/Diner: 7.70m x 3.24m (25'3" x 10'7")

Kitchen/Breakfast Room: 5.20m x 4.23m (17'1" x 13'11")

Study: 2.36m x 2.17m (7'9" x 7'1")

Utility/WC: 2.17m x 1.70m (7'1" x 5'7")

Master Bedroom: 4.33m x 3.70m (14'2" x 12'2")

En-suite: 2.71m x 2.10m (8'11" x 6'11")

Bedroom: 3.70m x 3.30m (12'2" x 10'10")

Bedroom: 2.80m x 2.10m (9'2" x 6'11")

Bedroom: 4.55m x 3.83m (14'11" x 12'7")

Bedroom: 4.55m x 3.82m (14'11" x 12'6")

Store: 2.80m x 1.82m (9'2" x 6'0")

Bathroom: 2.17m x 1.75m (7'1" x 5'9")

Shower room: 2.60m x 1.65m (8'6" x 5'5")

Double Garage: 6.35m x 6.00m (20'10" x 19'8")



STEP OUTSIDE:

This property also boasts a recently landscaped garden, perfectly designed to be easily maintainable while still providing a beautiful backdrop for outdoor enjoyment. A double garage with up-and-over doors, along with a driveway, ensures ample parking space, while convenient pedestrian access can be found from the rear garden.

AGENTS INSIGHT:

"A truly stunning property which has been beautifully maintained by its current owner, with stylish décor, a warm and homely feel, stunning views and a unique and modern feel to every room. This spacious property is ready to just move in! Close to all amenities, schools & nurseries, it's an ideal property for a growing family wishing to live in the Popular Town of Bovey Tracey."



LOCATION:

Ideally located in a new and upcoming 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:

Introducing this exceptional 5 bedroom detached house, expertly constructed in 2022, presenting a wonderful opportunity for those seeking a tasteful and contemporary family home. Boasting an enviable location, this property offers an abundance of space and modern conveniences, ensuring a comfortable and luxurious lifestyle.

The ground floor of this remarkable residence features a welcoming entrance hall leading to a cosy snug/office room, providing the perfect space for quiet relaxation or productive work. Continuing on, the expansive open plan kitchen, diner, and living room serves as the heart of the home, offering an ideal space for entertaining and spending quality time with family and friends. The bi-folding doors effortlessly lead out to the rear garden, allowing for a seamless indoor-outdoor living experience.

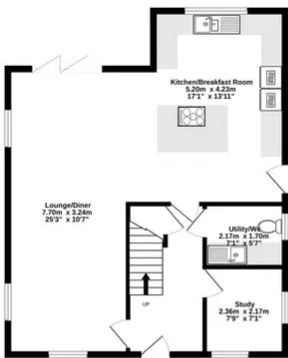
Moving upstairs, the first floor effortlessly combines style and functionality. The master bedroom, complete with an ensuite bathroom, provides a serene sanctuary for rest and rejuvenation. Additionally, a further double bedroom and a single bedroom or office room offer flexible living options. Completing this floor is a conveniently appointed main bathroom, ensuring ease and convenience for all occupants.

The second floor of this exceptional abode encompasses two more spacious double bedrooms, providing ample space for family members or guests. With the inclusion of a main shower room and a handy store room replacing an attic space, every aspect of this property has been carefully considered for effortless living.

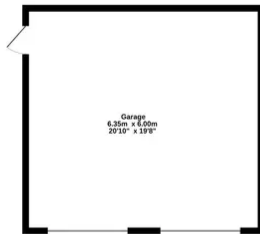
The kitchen, a true highlight of this stunning home, features all the modern appliances that today's discerning homeowner desires. Equipped with an induction hob with a built-in extractor fan, cooking becomes a joyous and seamless experience. For added convenience, a utility room is provided, housing a built-in washing machine and dryer, as well as a sink and WC.

In summary, this 5 bedroom detached house represents an exceptional opportunity for those seeking a contemporary and stylish family home. Its desirable location with hillside views, spacious interiors, and modern conveniences make it an ideal choice for discerning buyers. Don't miss your chance to own this outstanding property, arrange a viewing today.

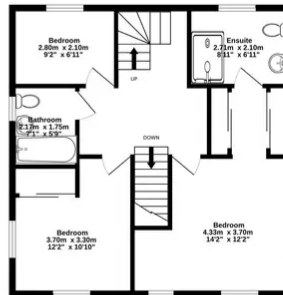
Ground Floor
63.0 sq.m. (679 sq.ft.) approx.



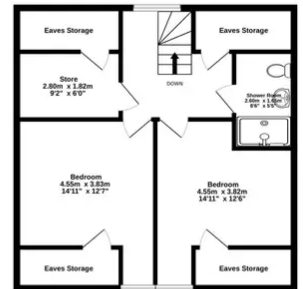
Garage
38.1 sq.m. (410 sq.ft.) approx.



1st Floor
57.5 sq.m. (619 sq.ft.) approx.



2nd Floor
56.4 sq.m. (607 sq.ft.) approx.



TOTAL FLOOR AREA : 215.0 sq.m. (2314 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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