



Southbrook Road, Bovey Tracey - TQ13

Guide Price £450,000 Freehold

A Beautifully Presented, Four Bedroom Detached House with Garage, Pretty Rear Garden and Conservatory, located in a quiet cul-de-sac in the Heart of Bovey Tracey.


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 50 Fore Street
Bovey Tracey TQ13 9AE

ROOM MEASUREMENTS:

Dining Room: 3.48m x 2.77m (11'5" x 9'1")

Kitchen: 3.22m x 2.87m (10'7" x 9'5")

Lounge: 4.32m x 3.70m (14'2" x 12'2")

Conservatory: 4.21m x 3.93m (13'10" x 12'11")

Garage: 5.23m x 2.48m (17'2" x 8'2")

Master Bedroom: 4.95m x 3.44m (16'3" x 11'3")

En-Suite: 2.02m x 1.49m (6'8" x 4'11")

Bedroom Two: 4.98m x 2.72m (16'4" x 8'11")

Bedroom Three: 3.32m x 2.77m (10'11" x 9'1")

Bedroom Four: 3.09m x 2.80m (10'2" x 9'2")

Main Bathroom: 2.23m x 1.86m (7'4" x 6'1")

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: E (£2908.47 pa 2024/25)

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas

EPC Rating: C

Predicted Broadband speeds:

Standard: Highest download 15 Mbps

/Highest upload 1 Mbps

Superfast: Highest download 71

Mbps/Highest upload 17 Mbps



STEP OUTSIDE:

The secluded, sunny southeast facing rear garden, has an array of native hedges, shrubs and trees surrounding it and wooden fencing along the left side of the garden providing a private feel. There is a grassed area in the centre, two separate decking areas, a sunken firepit area and a gravel space giving a varied choice of seating to relax and enjoy a glass of wine. To the front of the property, there is a single garage and a driveway with space for two vehicles parked side by side and a third if required. There is also access to the rear garden on the left-hand side of the house via a wooden gate.

SELLERS INSIGHT:

"We can remember our first viewing at number 35, we were first struck by the red brick entrance road, with fantastic views towards Haytor, sweeping down into the bottom of the quiet Cul De Sac. It really is fantastically positioned to access the best of what Dartmoor has to offer and we have spent many happy weekends exploring the amazing countryside right from our doorstep."

LOCATION:

This detached house is ideally located in a quiet cul-de-sac, 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 an outdoor swimming pool, sports field, cricket club, and tennis club. 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.



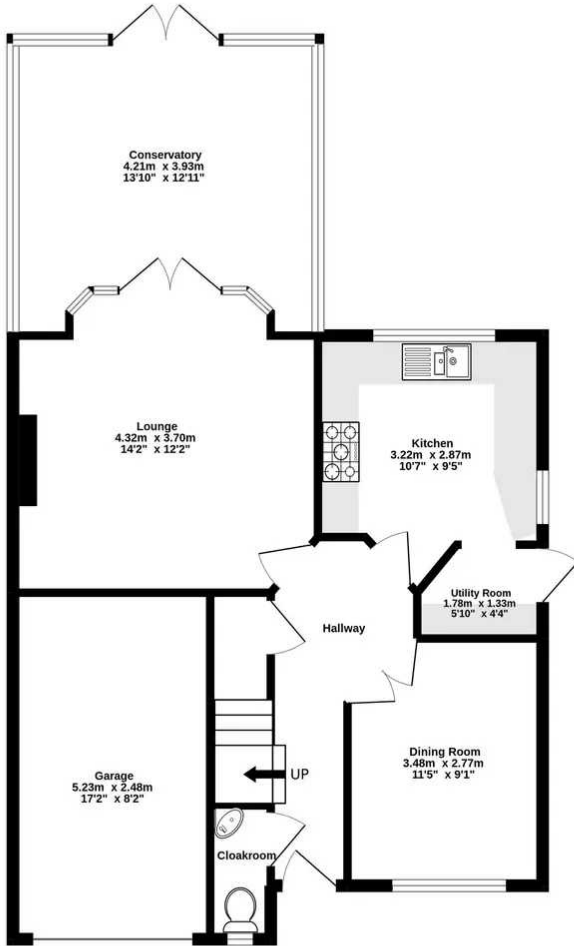


STEP INSIDE:

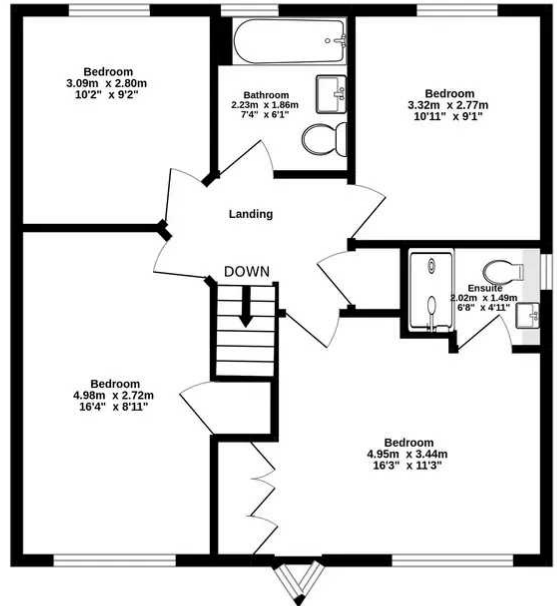
As you enter the property there is a downstairs WC on the left-hand side and a staircase leading upstairs. There is a convenient under stair alcove for coats and shoes. As you walk through the hallway to your right there is a separate dining room which can also be used as a play room or home office space. The room is light and decorated with neutral colours and a perfect size for a cosy eating hub for the family. Opposite the dining room entrance is the modern kitchen, where there is space for a large range style cooker, a sink overlooking the pretty garden and plenty of worktop space for prepping meals, including a breakfast bar at the end ideal for that morning cuppa whilst you wake up. There is an integrated dishwasher and fridge freezer. The kitchen has an added bonus of underfloor heating throughout. There is a separate utility area which is currently home to the washing machine, dryer and boiler. The bright living room which hosts a gas fireplace as a focal point to the room. Extending on from the living room is a generously sized conservatory that floods with natural light, which is a perfect place to relax anytime of the year, overlooking the private garden it is an excellent place to host family and friends. On the first floor, there are four double bedrooms and a family bathroom. The master bedroom has a recently decorated en-suite shower room and has built in wardrobes making full use of the space. The room has dual aspect windows providing plenty of natural light. The main bathroom has a bath with an overhead electric shower, WC and wash basin. There is an airing cupboard on the landing which currently houses the water tank and some shelves for your laundry and fresh towels. The loft space is around a third boarded which provides plenty of storage space, with easy access via a loft ladder. This house has a homely feel to it and has been tastefully decorated by the current owners.



Ground Floor
79.4 sq.m. (854 sq.ft.) approx.



1st Floor
58.8 sq.m. (632 sq.ft.) approx.



TOTAL FLOOR AREA : 138.1 sq.m. (1487 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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