



## 14 Kendall Grove, Bovey Tracey - TQ13 9SY

£106,000 Leasehold

A fantastic opportunity to buy a modern end terrace house through shared ownership, built in 2017. Price based on 40% ownership. The property features two double bedrooms, a kitchen/dining room, private rear garden, and two allocated parking spaces. Staircasing options available. EPC: 82 B Tenure: Leasehold

  
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 50 Fore Street  
Bovey Tracey TQ13 9AE

### ROOM MEASUREMENTS:

Living Room: 5.09m x 3.06m (16'8" x 10'0")

Kitchen: 4.15m x 2.46m max (13'7" x 8'1")

Bedroom: 4.16m x 3.22m (13'8" x 10'7")

Bedroom: 4.15m x 2.40m (13'7" x 7'10")

### USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: B £1850.85

EPC Rating: 82 B

Tenure: Freehold

Remainder of NHBC (3 years remaining)

Shared Ownership. Price based on 40% share.

118 years remaining on lease

Local connection required.

Staircasing options are available up to 100% ownership.

Standard Broadband - Highest available download speed: 10 Mbps / Highest available upload speed: 0.9 Mbps

Superfast - Highest available download speed: 56 Mbps / Highest available upload speed: 12 Mbps

Ultrafast - Highest available download speed: 1000 Mbps / Highest available upload speed: 220 Mbps



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.



### STEP OUTSIDE:

To the rear of the property sits a well maintained garden with a patio adjacent to the property and a lawn cascading over two levels with steps leading to the lower patio. The garden, which is enclosed by fencing to one side and brick wall to the other side, enjoys a level of privacy being at the end of the terrace and also offers a garden shed.

### Allocated parking

2 Parking Spaces



### AGENTS INSIGHT:

"This is a fantastic opportunity to purchase a beautifully looked after home which is only 7 years old. The garden is a suntrap and easy to maintain, the kitchen offers ample space for a dining table and both the bedrooms are decent doubles. Being modern, the house is efficient to run and requires little maintenance. There's also the option to staircase the percentage of ownership over time!"



#### STEP INSIDE:

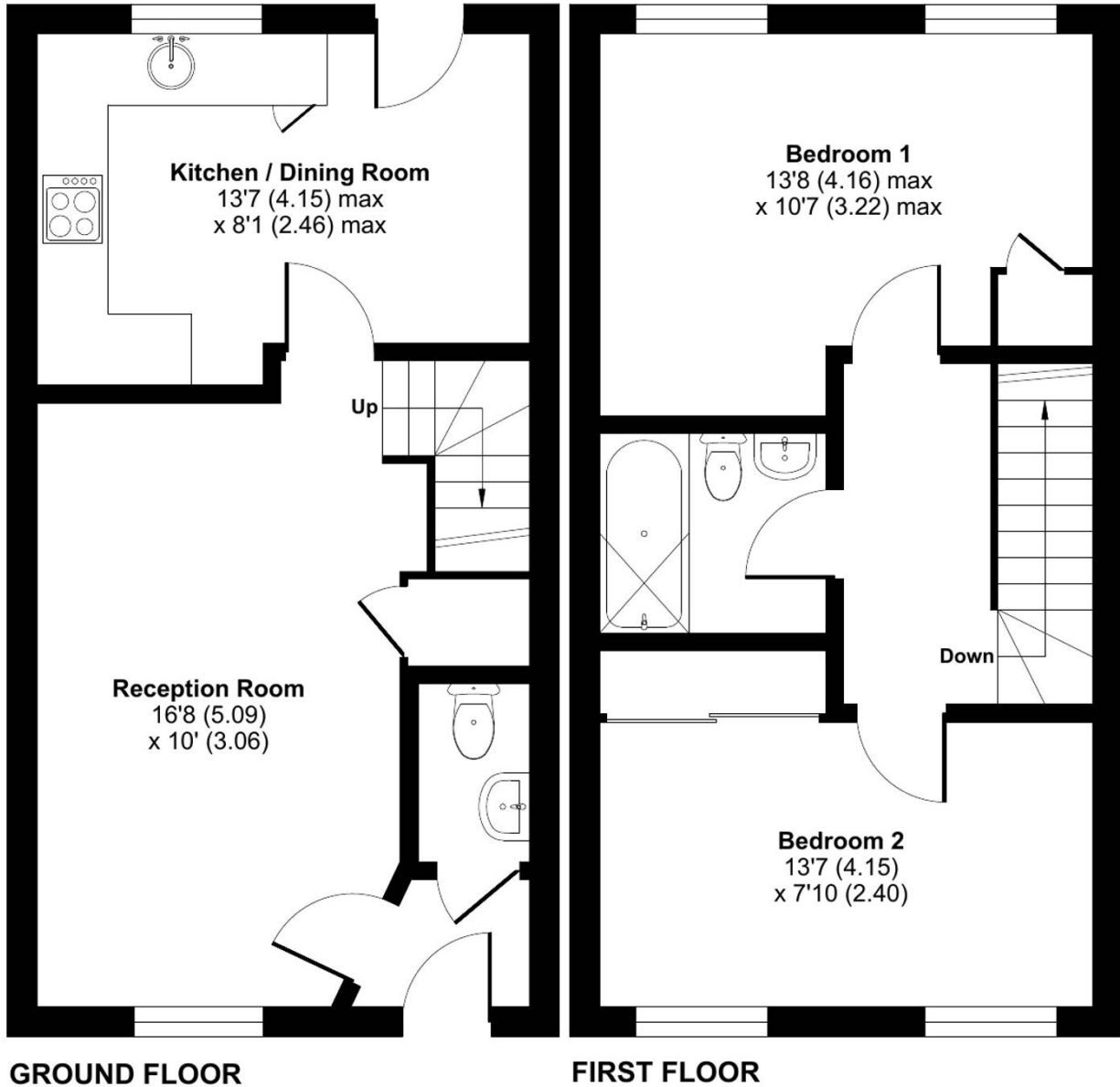
As you enter the property, you step into a small entrance hallway with a door leading to the cloakroom. From there, another door takes you to the living room, which features a window overlooking the front garden, an understairs storage cupboard, and stairs leading to the first-floor landing. There's also a door giving access to the kitchen/dining room, a bright and lovely room with a door opening onto the garden. The modern kitchen is equipped with a range of white gloss units, an integrated electric oven and gas hob, and a concealed wall-mounted boiler. There's space for a fridge/freezer and washing machine, as well as plumbing for a dishwasher (which could be installed into one of the units). The room provides ample space for a dining table and chairs. Moving to the first floor, you'll find two double bedrooms, one of which includes a fitted wardrobe with sliding mirror-fronted doors. The bathroom features a modern suite comprising a bath with shower attachment, WC, and basin.



# Kendall Grove, Bovey Tracey, Newton Abbot, TQ13

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Sovereign Housing Association Limited. REF: 1164045