



17 Heathfield Close, Bovey Tracey - TQ13 9DZ

Guide Price £535,000 Freehold

A Three Bedroom, Detached Bungalow, close to Bovey Tracey Town Centre. Garage, Driveway Parking and a Mature, Wrap Around Garden.



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ROOM MEASUREMENTS:

Lounge: 6.62m x 4.83m (21'9" x 15'10")

Kitchen: 3.23m x 2.63m (10'7" x 8'7")

Dining Room: 3.23m x 3.15m (10'7" x 10'4")

Sun Room: 2.72m x 1.95m (8'11" x 6'5")

Bedroom: 4.15m x 3.38m (13'7" x 11'1")

Bedroom: 3.50m x 3.50m (11'6" x 11'6")

Bedroom: 2.27m x 2.14m (7'6" x 7'0")

Bathroom: 2.47m x 2.21m (8'1" x 7'3")

En-Suite: 3.38m x 1.90m (11'1" x 6'3")

Utility Room: 3.25m x 1.23m (10'8" x 4'0")

Garage: 6.16m x 3.20m (20'3" x 10'6")

USEFUL INFORMATION:

Heating: Gas central heating

Services: Mains water, drainage, electricity and gas.

Local Authority: Teignbridge District Council

Council Tax Band: E (£3054.25 2025/26)

EPC Rating: D

Tenure: Freehold

LOCATION:

This detached bungalow is situated in a sought after cul de sac, within easy access to the town centre.

Known as the "Gateway to the Moors", Bovey Tracey 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.



STEP OUTSIDE:

A gravelled drive leads to a brick paved area which provides parking for several cars. The large single garage has an up and over door and two pedestrian doors at the side and rear. A tap is provided inside the garage. Externally, electricity sockets and lighting are provided. The mature fully enclosed gardens surround the property, with a large array of shrubs, trees and flower beds providing privacy and colour all year round. These include apple and mimosa trees, acers, camellias, rhododendrons, roses and clematis . There are two raised vegetable beds, a small wildlife pond and various gravelled seating areas to enjoy a relaxing cuppa. An open fronted garden store, potting area and large rainwater trough enables the avid gardener to potter to their heart's content. A summer house gives shelter from the rain or sun if covered seating is required.



SELLERS INSIGHT:

"I bought this bungalow just over ten years ago. It was very sad and neglected and needed a big fresh update! A full refurbishment went ahead incorporating two extensions in the design. After that, the garden! Enormous lleylandii were removed which let in some incredible light and I had fun bringing the garden to life again. I took part in the National Garden Scheme just a few years later. The garden is my baby and in the summer I love lazing in the summerhouse just enjoying the plants and wildlife. From the kitchen window I watch the great variety of birds feeding at the table and at night I often hear the local owl population. The reason for my decision to move is to downsize but I intend to stay in Bovey as it's such a lovely town to live in. I hope a new owner will be as happy as I have been here (and will continue to feed my birds!)"



STEP INSIDE:

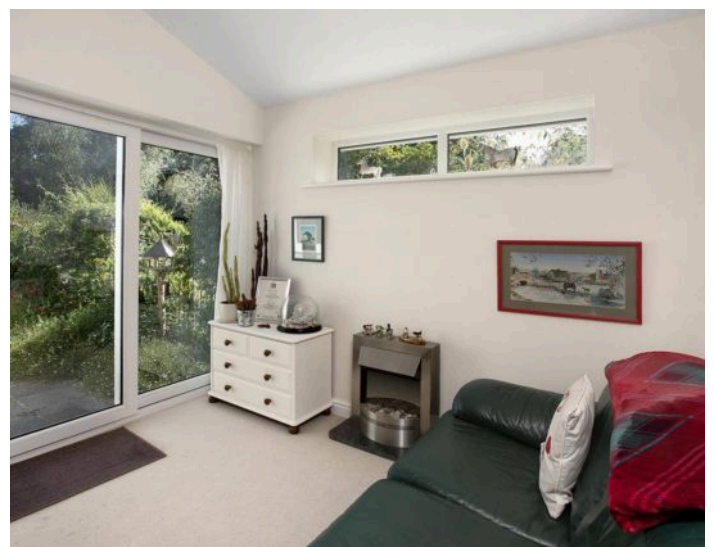
A covered porch leads to the glazed front door which opens into a welcoming, light and spacious entrance hall. This is pleasantly illuminated by natural daylight from the ceiling mounted sun tube. There is a generous coat cupboard housing the electricity meter and consumer unit in the hall.

Light oak glazed doors lead to:

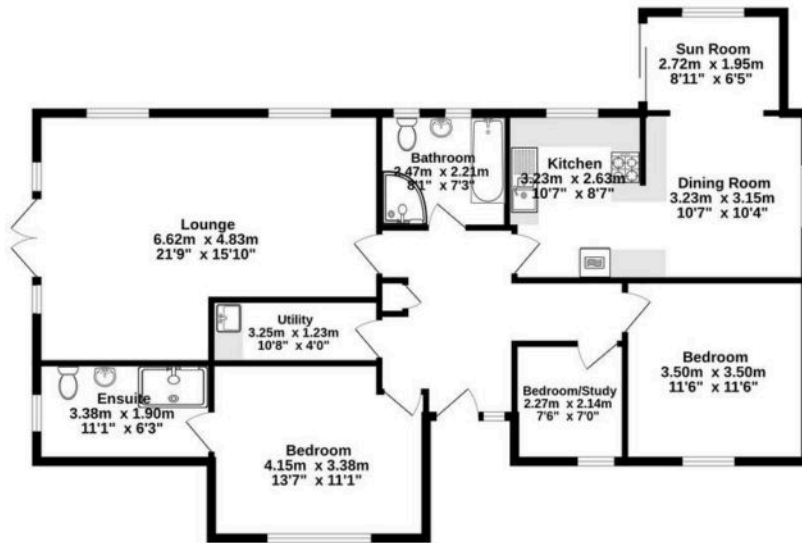
The modern kitchen, which boasts ample cupboards and drawers with granite work surfaces. Built-in appliances include a Neff induction hob with an extraction hood, an electric eye-level Neff double oven, a Neff dishwasher, a fridge/freezer, and an inset microwave. The kitchen leads to the dining room and then to a snug area with sliding patio doors, perfect for relaxing and enjoying the pretty garden.

The spacious living room is enhanced by beautiful high level bespoke oak beams, a vaulted ceiling and is well lit by dual aspect windows that provide maximum light. A contemporary living flame electric fire inset into the wall offers a cosy glow on cold evenings. French doors open out onto a large southerly facing terrace overlooking the garden. The master bedroom features a large en-suite with a shower cubicle, vanity unit with wash basin, and a WC. From the hall a short inner corridor leads to two additional bedrooms: one double and one generously sized single. The main bathroom includes a large shower cubicle, panelled bath, vanity unit with wash basin and WC. The utility room is equipped with a sink, cupboards, a wall-mounted gas-fired Baxi combi boiler and space for a washing machine. A loft hatch provides access to the partially boarded attic space, which has power, lighting, and a pull-down ladder.

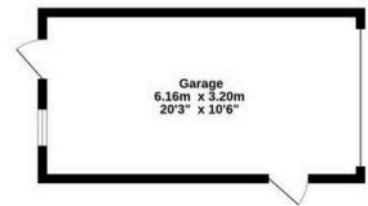
This home is a credit to the current owner and has been thoughtfully designed and updated for modern comfortable living.



Ground Floor
110.1 sq.m. (1185 sq.ft.) approx.



Garage
19.8 sq.m. (213 sq.ft.) approx.



TOTAL FLOOR AREA : 129.9 sq.m. (1398 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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