



34 Southbrook Road, Bovey Tracey - TQ13 9YZ

£450,000 Freehold

Desirable, Detached House with Spacious Lounge, Dining Room, Conservatory, En suite Master Bedroom plus Three Further Bedrooms. A Single Garage and Driveway Parking. No Onward Chain.

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ROOM MEASUREMENTS:

- Lounge: 5.44m x 3.56m (17'10" x 11'8")
- Dining Room: 3.34m x 2.66m (10'11" x 8'9")
- Kitchen: 3.88m x 3.60m (12'9" x 11'10")
- Conservatory: 3.62m x 3.11m (11'11" x 10'2")
- Master Bedroom: 3.48m x 3.22m (11'5" x 10'7")
- Bedroom: 3.06m x 2.88m (10'0" x 9'5")
- Bedroom: 3.20m x 2.00m (10'6" x 6'7")
- Bedroom: 2.78m x 2.07m (9'1" x 6'9")
- Garage: 5.71m x 2.65m (18'9" x 8'8")

USEFUL INFORMATION:

- Tenure: Freehold
- Council Tax Band: E (£3054.25 pa 2025/26)
- Local Authority: Teignbridge District Council
- Services: Mains water, drainage, electricity and gas
- EPC Rating: C
- Probate Granted.

AGENTS INSIGHT:

"This family home is ready for you to make it your own. Situated at the top of a quiet cul-de-sac in the popular town of Bovey Tracey, this bright and spacious property offers plenty of potential. The conservatory provides a wonderful place to relax and enjoy views of the countryside. Although the garden has been reduced in size due to the addition of the conservatory, it remains a good size for gardening and outdoor activities. Close by, is a path that leads down through the woodland areas and open countryside which is wonderful for weekend walks."



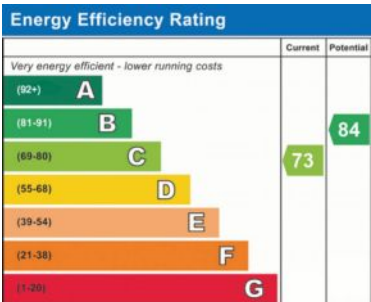
STEP OUTSIDE:

At the front, there is a small lawned area adorned with a variety of shrubs and flower beds. There is an outside water tap under the kitchen window. A driveway leads to the single garage, which features an up-and-over door and is equipped with power and lighting. There is access to the rear garden from both sides of the property via wooden gates and a paved pathway. The rear garden is primarily gravelled, enclosed by wooden fences on the sides, and bordered by mature shrub beds at the back. A woodland area behind the property provides a picturesque backdrop.



LOCATION:

The property is located in Bovey Tracey, known as the "Gateway to the Moors". It is a short walk from 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 hours driving distance.





STEP INSIDE:

An inviting entrance hall features a WC and stairs leading to the first floor. The bright lounge, with its bay window, maximizes natural light and includes a gas fire as a focal point. Double doors open into the dining room, which has French doors leading to the conservatory. The conservatory, in turn, opens to the rear garden via sliding patio doors.

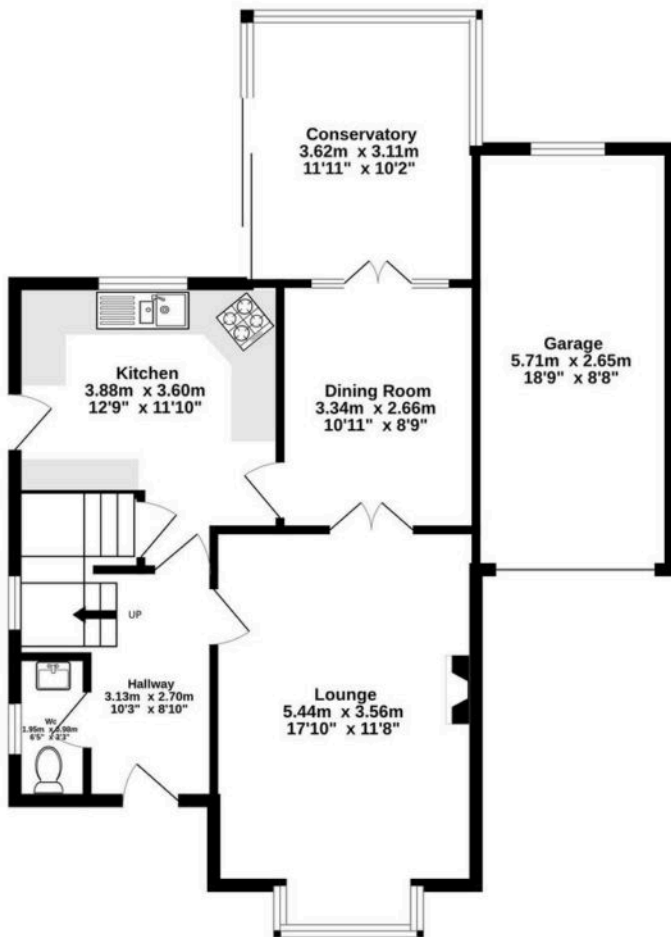
The kitchen, accessible from both the dining room and the entrance hall, has original kitchen units, in good condition. It includes a built-in electric oven and gas hob with an extractor hood. There is space for an appliance and a fridge/freezer. There is a good sized understairs cupboard which doubles up as a larger or space for another appliance. The wall mounted, gas fired boiler is housed in one of the kitchen cupboards. A door provides access to the side of the house, leading to both the front and rear gardens.

On the first floor, the landing features an attractive window and an airing cupboard housing the hot water tank. The master bedroom includes an en-suite shower room with a shower cubicle, WC, and basin. There are three additional bedrooms and a family wet room with a walk-in shower, WC, and basin.

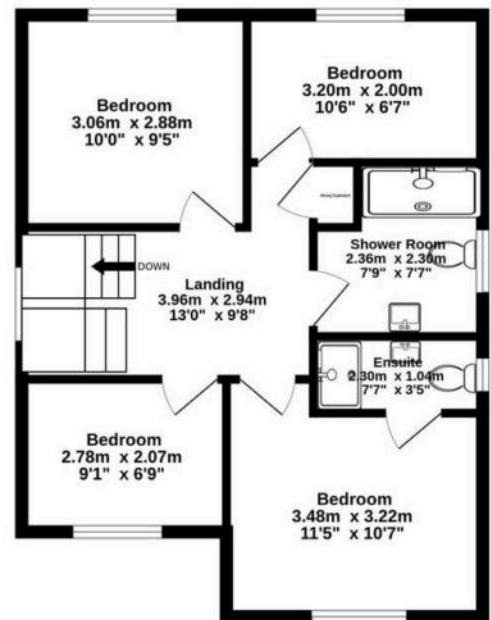
This spacious family home is well-presented but would benefit from updating throughout. It is currently tenanted but is being sold with vacant possession, so there is no onward chain.



Ground Floor
75.2 sq.m. (810 sq.ft.) approx.



1st Floor
47.9 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 123.1 sq.m. (1325 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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