



Newlands, North Bovey Road, Moretonhampstead - TQ13 8PA

Guide Price £570,000 Freehold

A Detached, Three Bedroom Bungalow sits on a lovely 0.32 acre plot. A Detached Garage and Ample Parking. It Would Benefit from Some Modernisation. **No Onward Chain**

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ROOM MEASUREMENTS:

Lounge: 4.69m x 3.95m (15'5" x 13'0")

Dining Room: 4.69m x 4.29m (15'5" x 14'1")

Kitchen: 3.50m x 2.86m (11'6" x 9'4")

Bedroom: 4.29m x 3.66m (14'1" x 12'0")

Bedroom: 3.95m x 3.66m (13'0" x 12'0")

Bedroom: 2.91m x 2.86m (9'6" x 9'4")

Bathroom: 1.67m x 0.94m (5'6" x 3'1")

Conservatory/Sun Room: 9.40m x 1.84m (30'10" x 6'1")

Workshop: 3.75m x 3.29m (12'4" x 10'10")

Outside WC: 3.75m x 1.57m (12'4" x 5'2")

AGENTS INSIGHT:

"This bungalow is nestled in the picturesque Moorland town of Moretonhampstead. This prime location offers easy access to stunning countryside walks, perfect for nature enthusiasts. The property itself is brimming with potential, whether you envision extending it or simply modernizing its already generous footprint. The bungalow's versatile layout provides a wonderful foundation for creating a home that suits your lifestyle. The ample outdoor space is a true highlight, offering endless possibilities for gardening, entertaining, or simply enjoying the tranquillity of the surroundings. Whether you dream of a lush garden retreat, a modern outdoor living area, or a combination of both, this property allows you to bring your vision to life. With its blend of rural charm, potential, and an enviable location, this bungalow is a rare find, ready to be transformed into your ideal home."



STEP OUTSIDE:

As you step outside, you'll be greeted by the expansive front garden with phenomenal views across the countryside. You are welcomed to the property with a neat stone wall, well maintained lawn, and a driveway leading to the rear of the property. To the rear, the driveway offers ample parking, A detached garage adding convenience and further potential. The generous rear garden stretches out, offering endless possibilities for landscaping or outdoor entertaining. Whether you envision a tranquil seating area, a vegetable garden, or a play space for the family, this outdoor haven is ready to be transformed to suit your lifestyle.

USEFUL INFORMATION:

Tenure: Freehold / EPC Rating: D

Council Tax Band: E (£3,022.76 pa 2025/26)

Local Authority: Teignbridge District Council

Services: Mains water, electricity, gas and septic tank drainage.



LOCATION:

Situated in the popular moorland town of Moretonhampstead, on the north-eastern side of Dartmoor National Park, this location offers a wide range of local amenities. These include shops, a hotel, restaurants, a church, a primary school, a library, a health centre, doctors, dentists, veterinary surgeries, and a sports centre. The town boasts an active local community and is known as "the gateway to the high Moor." It is also an ancient market town, with local events such as Moreton Music Day and the Carnival in August.

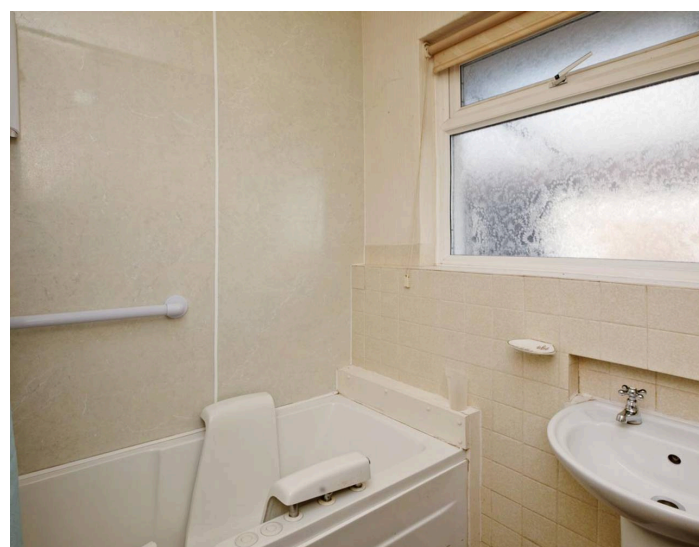
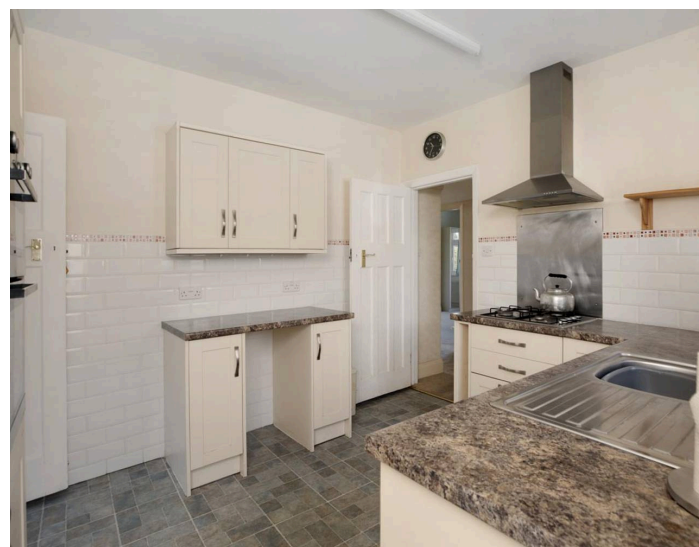


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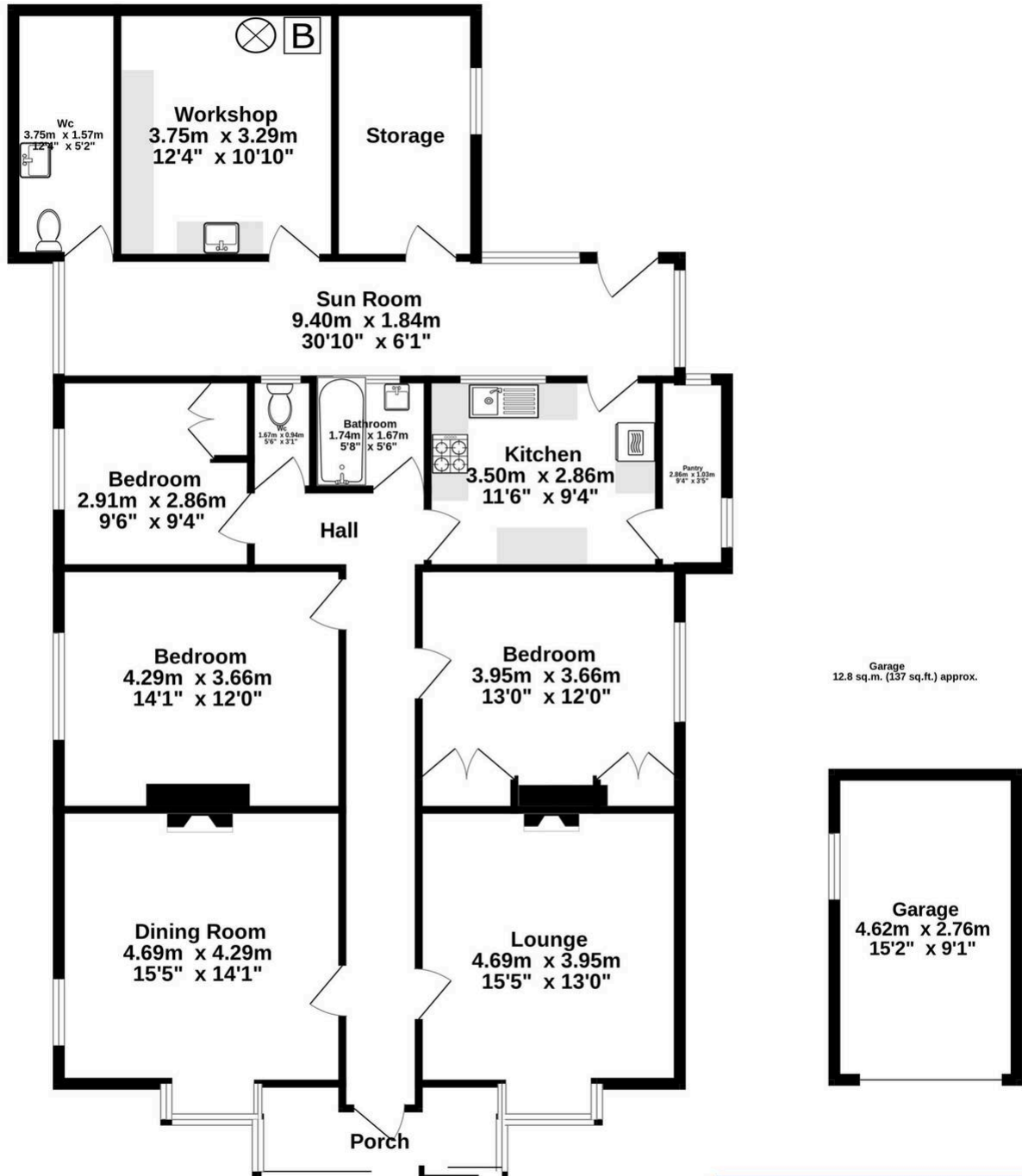
This characterful bungalow has the unique opportunity to create your dream home. The entrance leads you into the heart of the home featuring two reception rooms, one perfect for a dining room and the other a comfortable living space looking out onto the beautiful countryside. One of the two reception rooms, positioned at the front of the property, could easily serve as a fourth bedroom, providing flexibility to accommodate a growing family or visiting guests. Additionally, there are two generous double bedrooms plus a good sized single bedroom, each offering ample space for comfortable living, two of which have built-in wardrobes.

The compact kitchen offers a practical layout with scope for modernisation or expansion, while the family bathroom and separate WC provide essential convenience. The conservatory/lean-to porch at the rear of the property offers a light-filled space with two workshops, one of which houses the wall mounted, gas fired boiler plus an outside WC. Ideal for storage, hobbies or transformation to a home office.

Throughout the property, there's a sense of potential waiting to be unlocked. Whether you're looking to update and refresh the existing spaces or embark on a full transformation, this bungalow presents the perfect canvas to create a truly unique and inviting home.



Ground Floor
150.9 sq.m. (1624 sq.ft.) approx.



TOTAL FLOOR AREA : 163.6 sq.m. (1761 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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