



27 Badgers Way, Bovey Tracey - TQ13 9QY

£235,000 Freehold

This 2 Bedroom, End of Terraced House is Situated Within Close Walking Distance the Town Centre. Driveway Parking for Several Cars **Available With No Onward Chain **

Contact Us...

📞 01626 818094

✉ boveysales@chamberlains.co

🏠 50 Fore Street
Bovey Tracey TQ13 9AE

- End of Terraced House Situated in the Heart of Bovey Tracey
- Living Room and Kitchen/Diner
- One Double Bedroom and One Single Bedroom
- Shower Room
- Front and Rear Gardens, Driveway Parking
- ****Available Chain Free****
- Tenure: Freehold / EPC Rating: C

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: C (£2221.28 2025/2026)

EPC Rating: C

Local Authority: Teignbridge District Council

Services: Mains water, drainage, electricity and gas.

Heating: Gas Boiler

No Onward Chain - Awaiting Grant of Probate.



STEP OUTSIDE:

At the front, there's a small lawn area with a shrub border that adds a splash of colour. The long driveway on the right side of the property provides ample off-road parking for two cars. A garden gate on the side leads to the fully enclosed rear garden, which is primarily laid to lawn and features various shrub beds and borders. There's also a small paved patio seating area just outside the French doors from the kitchen. At the end of the garden, a couple of steps lead down to a wooden garden shed.

AGENTS INSIGHT:

"This end of terraced home is perfect for those wishing to be within close proximity of the town centre and local amenities. It would benefit from some updating but offers a comfortable home with off road parking. With no onward chain, it is a must see."



LOCATION:

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.



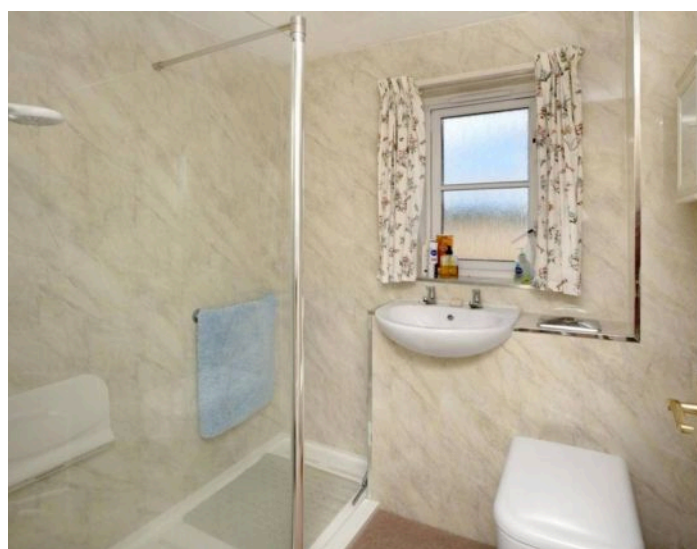


STEP INSIDE:

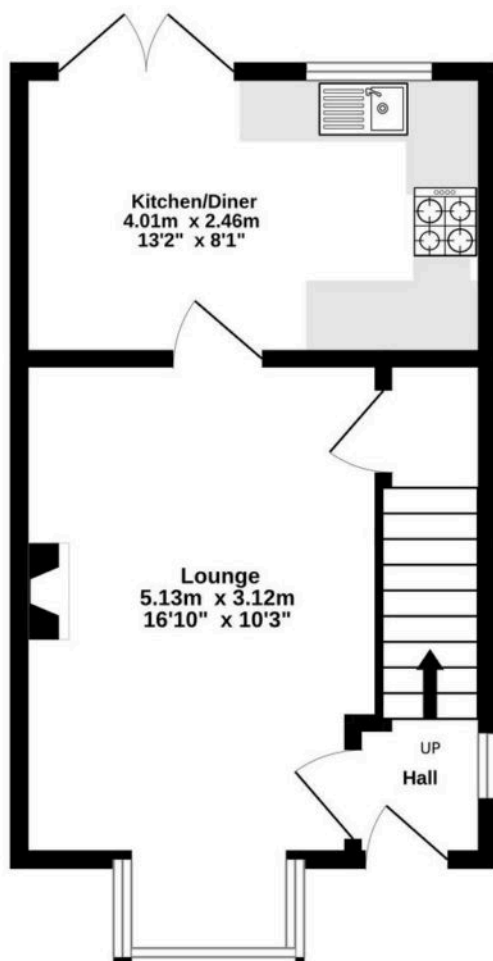
The front door opens into a cozy entrance hall featuring stairs to the first floor, a window, and a door leading to the lounge. The lounge boasts an understairs cupboard and a gas fire set within a fire surround with a mantle, creating a focal point in the room. A bay window at the front allows maximum light in.

A door from the lounge leads to the kitchen/diner, which retains its original wooden cupboards and drawer fronts. There's space for a freestanding cooker and washing machine, as well as room for a small dining table and chairs. The wall-mounted gas-fired boiler is situated in one corner and French doors open out to the rear garden.

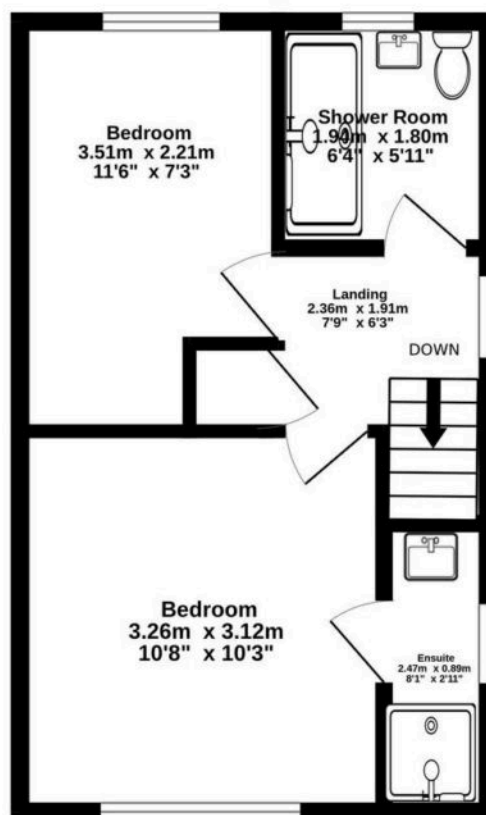
On the first floor landing, you'll find an airing cupboard and access to the loft space. The double bedroom includes an open en-suite area with a shower and basin (no WC). The second bedroom is a generously sized single room, and the shower room, equipped with a large shower cubicle, WC, and basin, completes the first floor accommodation.



Ground Floor
28.0 sq.m. (302 sq.ft.) approx.



1st Floor
27.1 sq.m. (292 sq.ft.) approx.



TOTAL FLOOR AREA : 55.2 sq.m. (594 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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